



695 000 €

**For sale apartment**

**3 rooms**

**Surface : 58 m²**

**Surface of the living : 28 m²**

**Year of construction : 01/01/1961**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**Standing : improved plan**

**Features :**

digicode, air conditioning, Prox.

commerces, Prox. transports, last floor,

Menuiserie Alu, Volets Roulants

électriques, double glazing, Environnement

Ville

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Legal information**

695 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 916 €  
(243 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 0665 Cannes

**MARTINEZ AREA - MLS EXCLUSIVE! 2-BEDROOM TOP FLOOR APARTMENT** with large sky terrace just steps from the Croisette! Located just steps from the famous Croisette, this stunning top-floor apartment is a true gem. Flooded with natural light, it offers a bright and sunny ambiance. Two bedrooms: a master suite with its own bathroom and toilet, a second smaller bedroom with a bathroom and separate toilet. The bright, west-facing living space includes an open-plan kitchen opening onto an open-air terrace with a lovely side view of the sea, perfect for enjoying the sunset light. The apartment is in good condition and is ideally located for everything within walking distance! It is perfect for any type of project (primary or secondary residence) with very high seasonal rental and conference potential. Sold with a cellar in the basement with elevator access. You'll love this beautiful apartment, which boasts an exceptional location just a stone's throw...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1393 and 1885 € (reference year 2025)  
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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS