



755 000 €

For sale apartment

3 rooms

Surface : 84 m²

Surface of the living : 25 m²

Year of construction : 1968

Exposition : Est ouest

View : Jardin

Hot water : Collective

Inner condition : Rénové

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters

2 bedroom

1 terrace

2 showers

2 WC

1 parking

1 cellar

Legal information

755 000 € fees included

4,86% VAT of fees paid by the buyer (720 000 € without fees), well condominium (966 lots in the condominium), annual current expenses 3 840 € (320 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 2588 Cannes

New arrival! In the heart of our beautiful Basse Californie neighborhood, within a prestigious residence set in a stunning secured park, and just steps from the Croisette and the beaches, a superb 3-room apartment facing West/East, measuring 85 m², offers excellent features. Living room opening onto a West-facing terrace with lovely views over the residence's gardens, large independent fully equipped kitchen with pantry, 2 bedrooms opening onto an East-facing loggia, 2 shower rooms including one with a toilet, a separate toilet, as well as plenty of storage. Sold with a cellar and a large underground parking space (car + motorcycle). A real favorite in excellent condition, ideally located in a residential and highly sought-after area just a stone's throw from the Croisette! For information and visits: Aaron Farache – El sales agent

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 840 and 1200 € (reference year 2023)
Document non contractuel - 19/08/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

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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