



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



890 000 €

For sale appartement de prestige

3 rooms

Surface : 81 m²

Surface of the living : 29 m²

Year of construction : 1985

Exposition : Sud

View : Jardin

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : Ravalement fait

Features :

lift, double glazing, gated, calm, Porte sécurisée, residential, electric blinds, electric shutters, pool, visitor parking

2 bedroom

2 terraces

1 bathroom

2 WC

1 parking

1 cellar

Legal information

890 000 € fees included

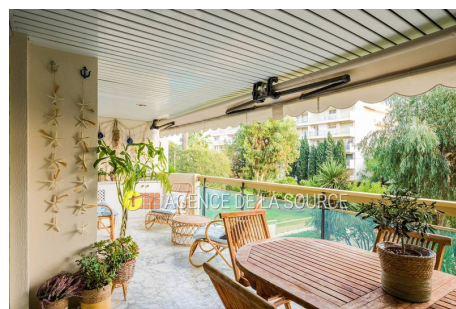
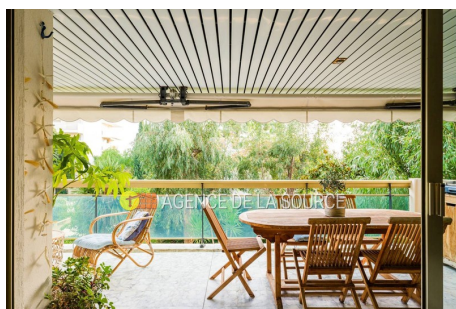
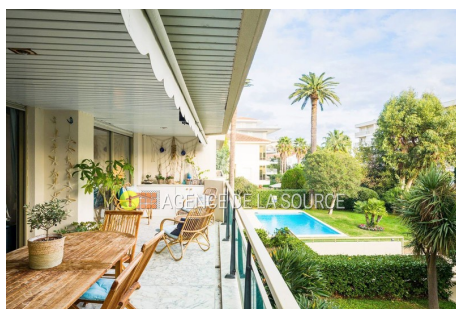
4,71% VAT of fees paid by the buyer (850 000 € without fees), well condominium (40 lots in the condominium), annual current expenses 3 744 € (312 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Appartement de prestige 2545 Cannes

Discover this luxurious 81m² apartment nestled in the heart of the prestigious Palm Beach district in Cannes. It consists of 3 rooms, including 2 bedrooms and a 29m² living room. The apartment is located on the 1st floor of a luxury building. The secure, quiet, and residential complex includes a swimming pool and guest parking. The interior is in excellent condition, with a refurbished exterior, a secure door, and double glazing. This exceptional property will not leave you indifferent. As a bonus, a cellar and a parking space are included in the sale. A rare opportunity to seize quickly!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1067 and 1443 € (reference year 2023)
Document non contractuel - 25/04/2025



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