



1 800 000 €

For sale appartement de prestige

4 rooms

Surface : 107 m²

Surface of the living : 30 m²

Year of construction : 1960

Exposition : Sud

View : Mer panoramique

Hot water : Individuelle électrique

Inner condition : excellent

Features :

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

3 bedroom

2 terraces

2 show ers

3 WC

1 cellar

#### Legal information

1 800 000 € fees included

4,17% VAT of fees paid by the buyer (1 728 000 € without fees), well condominium, annual current expenses 3 900 € (325 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Appartement de prestige 2503 Cannes

“Basse Californie” area - In a luxurious and gated residence with caretakers, a 3-bedroom flat, fully renovated in a modern and functional style. This apartment consists of 3 large bedrooms, a separate minimalist kitchen with sleek integrated appliances and a beautiful living and dining room, opening onto a large corner balcony. Half of this balcony turns into a veranda and therefore could be used all year round as an extension to the living room. The major asset of this beautiful flat is definitely the south and east-facing balcony, which offers optimal sunshine, and above all, a breathtaking panoramic sea view over the whole bay of Cannes, from the Lerins Islands and the Palm Beach area, up to Théoule-sur-Mer. Home automation, ducted air-conditioning (fitted in the ceiling), high quality kitchen (still under warranty). Annex: a cellar in the basement. Within walking distance of the city centre, to the port, and to the seaside, offers a...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 640 and 920 € (reference year 2024)  
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Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS