



1 050 000 €

For sale appartement de prestige

4 rooms

Surface : 90 m²

Surface of the living : 37 m²

Year of construction : 1968

Exposition : Sud nord

View : Mer

Hot water : Collective

Inner condition : good

Standing : residential

Building condition : good

Features :

lift, air conditioning, gated, calm, Porte sécurisée, residential, electric blinds, electric shutters, Parc privatif, caretaker

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Legal information

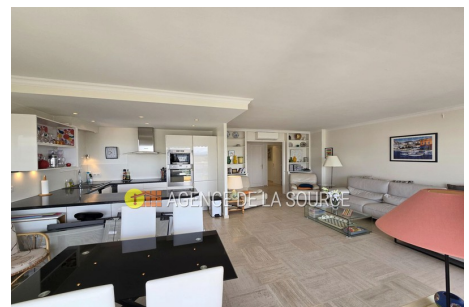
1 050 000 € fees included
5,79% VAT of fees paid by the buyer (992 500 € without fees), well condominium (966 lots in the condominium), annual current expenses 4 188 € (349 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



Appartement de prestige 2557 Cannes

New EXCLUSIVE! In the heart of our beautiful Basse Californie neighborhood in a luxury residence on a magnificent secure park close to the Croisette and the beaches, superb 4-room corner apartment facing South/North, 90.57m², on a high floor and offering a superb view of the sea and the Esterel! Reception living room 37m² with open fitted kitchen and opening onto a beautiful and deep south-facing terrace of 13m², a bedroom to the west with dressing room and shower room, two bedrooms to the north, one of which has a 3m² loggia with California view and with shared bathroom, plenty of storage space. Bright apartment in very good general condition with great amenities sold with a large secure underground parking space (car + motorcycle) and a large cellar with elevator access. A real favorite for this exceptional property ideally located in a calm and ultra-privileged environment!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1348 and 1824 € (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