



Agence de la Source

www.agencedelasource.com - 04 93 43 15 51



2 480 000 €

For sale appartement de prestige

5 rooms

Surface : 121 m²

Surface of the living : 46 m²

Year of construction : 1971

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : new

Standing : prestige

Building condition : good

Features :

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

4 bedroom

1 terrace

4 bathrooms

4 WC

2 garage

2 cellars

Legal information

2 480 000 € fees included

4,17% VAT of fees paid by the buyer (2 380 800 € without fees), well condominium (105 lots in the condominium), annual current expenses 11 040 € (920 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Appartement de prestige 2516 Cannes

CANNES California, in a prestigious secure and guarded residence with swimming pool and benefiting from a calm and ultra-privileged environment, exceptional 5-room corner apartment of 121.23m² completely renovated and equipped with luxurious and refined services: Spacious and bright living and reception room of 46m² on a south-facing terrace with fitted kitchen, 4 beautiful bedrooms in suites with dressing rooms and storage, superb south and east corner terrace of 37m² offering a magnificent view of the sea, the islands and the Esterel. Sold with 2 garages and 2 cellars. A real favorite for this exceptional property located in the heart of the prestigious Californie district and only a few minutes from the center and our famous Croisette! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1254 and 1696 € (reference year 2021)
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