



1 590 000 €

For sale apartment

4 rooms

Surface : 120 m²

Surface of the living : 29 m²

Exposition : Sud

View : Panoramique Mer

Hot water : Collective

Inner condition : good condition

Standing : luxury

Features :

double glazing, Internet, electric shutters, lift, intercom, videophone, lift, double glazing, gated, calm

2 bedroom

1 terrace

1 bathroom

2 showers

3 WC

3 parkings

2 cellars

Legal information

1 590 000 € fees included

6,00% VAT of fees paid by the buyer (1 500 000 € without fees), well condominium (16 lots in the condominium), annual current expenses 6 360 € (530 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



AZUR PARADISE
IMMOBILIER

Apartment 1596 Cannes

CANNES BASSE CALIFORNIA MAGICAL SEA VIEW for this 4-room apartment in an exclusive setting Basse California, in an exclusive and perfectly quiet environment, a guaranteed crush for this charming small residence nestled in a historic botanical park offering a magical sea view, very close to the coastline. Beautiful corner 3-room apartment of 101 m² (Carrez law) opening onto a south-facing terrace of about 50 m². It consists of a large entrance, a spacious living room extended by its terrace with panoramic sea views, a generous eat-in kitchen complemented by its 6.35 m² loggia, two large sea-view en-suite bedrooms opening onto the terrace — one with a shower room and toilet, the other with a bathroom — storage closets, and a separate toilet. On the ground floor, a guest bedroom in perfect condition of 11.50 m² (Carrez law) with a shower room completes this property. The generous spaces of this apartment offer numerous layout possibilities,...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C

Estimated annual energy between 8250 and 11240 € (reference year 2021,2022,2023)

Document non contractuel - 25/05/2026

