



1 272 000 €

For sale apartment

3 rooms

Surface : 95 m²

Surface of the living : 28 m²

Exposition : Sud

View : Parc et mer

Hot water : Collective

Inner condition : Excellent

Standing : residential

Building condition : Bon

Features :

lift, double glazing, Résidence sécurisée,
Calme, armored door, residential, garage

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Legal information

1 272 000 € fees included

6,00% VAT of fees paid by the buyer
(1 200 000 € without fees), well
condominium (49 lots in the condominium),
annual current expenses 4 356 €
(363 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 1634 Cannes

EXCLUSIVE Cannes – Basse Californie | Elegant 2-bedroom apartment with terrace and unobstructed sea views In the heart of the highly sought-after Basse Californie, within a prestigious residence with a caretaker, nestled in a peaceful, lush setting, discover this stunning 2-bedroom apartment spanning 95m² (Carrez law), located on a high floor and flooded with natural light. Fully renovated with high-quality materials and meticulously maintained, the apartment is air-conditioned and features carefully crafted contemporary finishes. The living room opens onto a beautiful deep south-facing terrace of 21.76m², a true extension of the living space, offering completely unobstructed views over the residence's park and all the way to the sea. The separate kitchen, modern and fully equipped, combines elegance with practicality. The sleeping area includes two en-suite bedrooms, each opening onto a terrace and featuring their own shower rooms, one of...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 770 and 1120 € (reference year 2021,2022,2023)
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