



1 490 000 €

For sale apartment

4 rooms

Surface : 104 m<sup>2</sup>

Exposition : Sud

View : Panoramique Mer

Hot water : Collective

Inner condition : new

Standing : luxury

Features :

air conditioning, tennis, double glazing,  
pool, golf, electric shutters, lift, optical  
fiber, digicode, caretaker

3 bedroom

1 terrace

2 showers

2 WC

1 cellar

#### Legal information

1 490 000 € fees included  
5,00% VAT of fees paid by the buyer  
(1 419 048 € without fees), well  
condominium (1030 lots in the  
condominium), annual current expenses  
10 764 € (897 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1464 Cannes

In the highly residential area of Cannes Californie, on Roi Albert Avenue, within a prestigious gated residence offering numerous services including 24/7 concierge, swimming pool, golf practice area, park, tennis courts, basketball court, children's playground, fitness room, and a private shuttle running multiple times daily to downtown Cannes, Beautiful fully renovated, bright 4-room apartment with integrated air conditioning and home automation system. It features an entrance hall leading to a spacious living room that opens onto a terrace with panoramic sea and park views, a stunning brand-new fully equipped kitchen, a large south-facing master suite also opening onto the sea-view terrace, complete with a fully fitted dressing room, shower room with double sinks, and a separate toilet. There is an additional independent toilet, plenty of storage cupboards, and two other bedrooms, one of which is very large with built-in storage, shower...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 980 and 1380 € (reference year 01012021)  
Document non contractuel - 25/05/2026

