



2 190 000 €

For sale apartment

4 rooms

Surface : 113 m²

Surface of the living : 47 m²

Exposition : Sud Sud ouest

View : Panoramique Mer

Hot water : Collective

Inner condition : excellent condition

Standing : luxury

Features :

air conditioning, double glazing, pool,
Internet, electric blinds, electric shutters,
Garden in co-ownership, lift, concierge,
optical fiber

3 bedroom

1 terrace

1 bathroom

2 showers

2 WC

1 garage

1 cellar

Legal information

2 190 000 € fees included
5,00% VAT of fees paid by the buyer
(2 085 714 € without fees), well
condominium(150 lots in the
condominium), annual current expenses
10 800 €(900 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Apartment 1541 Cannes

Located in the heart of the highly sought-after and ultra-residential Cannes Californie district, within a prestigious residence offering 24/7 concierge service and a private shuttle to downtown Cannes. Exceptional apartment on a high floor of 104.83 m² (Carrez law) (living space 113.63 m² + a 3.66 m² laundry loggia) opening onto a large, beautiful south-southwest facing terrace of approximately 22.36 m², with panoramic sea views from the Lérins Islands to the Estérel Mountains. It features a spacious living/dining room, a high-end open kitchen, and three lovely en-suite bedrooms, each with its own shower and bath. The master bedroom, opening onto the terrace, offers a 180° view of the sea and the Estérel hills in complete tranquility. Ample storage throughout. This rare property with refined finishes is perfect for comfortable year-round living or as a secondary home. It is sold with a garage and a cellar.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1201 and 1625 € (reference year 01012021)
Document non contractuel - 25/05/2026

