



742 000 €

For sale appartement

2 rooms

Surface : 48 m<sup>2</sup>

Surface of the living : 17 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud est

View : Parc

Inner condition : Excellent

Standing : Luxe

Building condition : Bon

Features :

Ascenseur, Double vitrage, Résidence sécurisée, Calme, Porte blindée, Résidentiel, Stores électriques, Volets roulants électriques, Piscine, Parking visiteurs

1 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

#### Legal information

742 000 € fees included

6,00% VAT of fees paid by the buyer (700 000 € without fees), well condominium (40 lots in the condominium), annual current expenses 4 212 € (351 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Appartement 1603 Cannes

In a luxurious seafront residence with a swimming pool, a beautiful two-room apartment is for sale in the sought-after Palm Beach district of Cannes. Covering an area of 48 m<sup>2</sup>, this property features a 17 m<sup>2</sup> living room opening onto a spacious 60 m<sup>2</sup> terrace—perfect for enjoying the park views. Located on the garden level of an upscale building, it also includes a bedroom, a shower room, and a toilet, along with a separate equipped kitchen and comfort features such as reversible air conditioning and double glazing. The tranquility of the place is guaranteed by a secure residence offering an elevator, a pool, visitor parking, and a cellar. The property has been renovated and boasts excellent interior quality. All of this is set within a residential environment facing southeast. Palm Beach is a prestigious neighborhood in Cannes, located at the eastern tip of the Croisette. With its luxurious residences and fine sandy beaches, it is a favorite...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 659 and 891 € (reference year 2021,2022,2023)  
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