



2 190 000 €

For sale appartement

4 rooms

Surface : 113 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Exposition : Sud Sud ouest

View : Panoramique Mer

Hot water : Collective

Inner condition : Excellent état

Standing : Grand Luxe

Features :

Air conditionné, Double vitrage, Fenêtres coulissantes, Internet, Stores électriques, Volets roulants électriques, Jardin en copropriété, Ascenseur, Concierge, Fibre optique, Gardien, Interphone, Portail électrique, Porte blindée, Service de sécurité, Vidéo surveillance, Vidéophone, Piscine en copropriété, Salle de sport, Centre ville, Commerces, Gare, Gare TGV, Mer, Parc, Plage, Salle de sport, Supermarché

3 bedroom

1 terrace

1 bathroom

3 WC

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](http://georisques.gouv.fr).



## Appartement 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 m<sup>2</sup> (Carrez law) (living space 113.63 m<sup>2</sup> + a 3.66 m<sup>2</sup> laundry loggia) opening onto a large, beautiful south-southwest facing terrace of approximately 22.36 m<sup>2</sup>, 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) : Unavailable  
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