



950 000 €

**For sale appartement de prestige**

**3 rooms**

**Surface : 79 m²**

**Surface of the living : 25 m²**

**Year of construction : 1968**

**Exposition : Est ouest**

**View : Mer**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : good**

**Features :**

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, Parc sécurisé, caretaker

2 bedroom

2 terraces

2 showers

2 WC

1 parking

1 cellar

#### Legal information

950 000 € fees included

5,56% VAT of fees paid by the buyer (900 000 € without fees), well condominium (966 lots in the condominium), annual current expenses 3 888 € (324 € 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 de prestige 2536 Cannes

New! In the heart of our beautiful district of Basse Californie in a luxury residence on a magnificent secure park in the immediate vicinity of the Croisette and the beaches, superb 3-room apartment facing East/West on a high floor and benefiting from a recent and very high quality renovation with high-end services. Living room and bedroom 1 on spacious and deep West terrace 16m² offering an exceptional sea and Esterel view, fully equipped kitchen and bedroom 2 on East terrace 8m² with very beautiful sea and California view, each bedroom with its large dressing room and shower room. Sold with a spacious cellar and a large underground parking (car + motorcycle). A real favorite for this exceptional property ideally located in a calm and ultra-privileged environment!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 640 and 940 € (reference year 2023)  
Document non contractuel - 24/04/2025



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CPI 0605 2016 000 004 179 - CCI Nice Côte d'Azur 21 bd Carabacel 06 000 NICE - Validité 16-02-2025

Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS