



2 380 000 €

For sale apartment

4 rooms

Surface : 117 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Year of construction : 1964

Exposition : Sud

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Standing : prestige

Building condition : good

Features :

lift, double glazing, gated, calm, residential,  
electric blinds, electric shutters, pool

3 bedroom

1 terrace

3 showers

3 WC

1 garage

1 parking

1 cellar

#### Legal information

2 380 000 € fees included

4,16% VAT of fees paid by the buyer

(2 285 000 € without fees), well

condominium(110 lots in the

condominium), annual current expenses

11 640 € (970 € 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 2508 Cannes

Californie area - In a sought-after luxury condominium with swimming pool and caretaker, 3-bedroom flat on a high floor with garage, car park and cellar. Fully remodelled and decorated in the purest Scandinavian, bright and warm style, this flat is made of three large bedrooms and their en suite bathrooms, a south-facing living and dining room with an open and discreet kitchen. Also facing south, a beautiful 22 m<sup>2</sup> balcony offers a splendid panoramic sea view of the Bay of Cannes and a view over the Palm Beach and the Lerins Islands. Just like the living room, the master bedroom also benefits from this breathtaking panorama. Home automation, ducted air conditioning (within the ceiling) and excellent quality materials. Garage, private parking space and cellar.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 814 and 1102 € (reference year 2024)  
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Garantie par GALIAN 89 rue de la Boétie 75 008 PARIS