



1 980 000 €

For sale appartement de prestige

4 rooms

Surface : 101 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Year of construction : 1965

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : new

Standing : bourgeois

Building condition : good

Features :

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, visitor parking

3 bedroom

1 terrace

3 bathrooms

3 WC

1 parking

1 cellar

#### Legal information

1 980 000 € fees included

4,17% VAT of fees paid by the buyer

(1 900 800 € without fees), well

condominium (17 lots in the condominium),

annual current expenses 6 204 €

(517 € 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 2532 Cannes

PALMBEACH, in a secure and guarded residence of very good standing ideally located with direct pedestrian access to the seaside, luxurious and bright 4P apartment crossing completely renovated and equipped with refinement and high-end services: Spacious living room and reception and master suite on beautiful south-facing terrace offering a superb view of the sea and the gardens of the Residence, two additional suites, plenty of storage. Sold with secure private parking and cellar. A real favorite for this exceptional property benefiting from a calm and ultra-privileged environment just a stone's throw from the sea and only a few minutes from the Croisette and the Center! Information and visits: Gregory T.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 837 and 1133 € (reference year 2021)  
Document non contractuel - 24/04/2025



AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

Tél. +33 (0)4 93 43 15 51 - info@agencedelasource.com - SARL au capital de 8 000 € immatriculée 423 250 661 RCS CANNES

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