



2 480 000 €

For sale appartement de prestige

5 rooms

Surface : 165 m<sup>2</sup>

Surface of the living : 54 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

View : Citadine

Hot water : Individuelle

Inner condition : excellent

Standing : prestige

Building condition : good

Features :

lift, double glazing, gated, caretaker,  
armored door, air conditioning, electric  
blinds, electric shutters

4 bedroom

2 terraces

2 bathrooms

2 showers

3 WC

1 garage

1 cellar

#### Legal information

2 480 000 € fees included

4,16% VAT of fees paid by the buyer

(2 381 000 € without fees), well

condominium (169 lots in the

condominium), annual current expenses

3 312 € (276 € 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 2434 Cannes

Rue d'Antibes, Carlton sector in the immediate vicinity of the Croisette and private beaches in a recent secure and guarded residence of very good standard, superb Duplex on the TOP FLOOR of 165m<sup>2</sup> including 134.01m<sup>2</sup> Carrez Law, apartment completely renovated and equipped with luxurious services and refined, 2 deep south-facing terraces of 11m<sup>2</sup> and 10m<sup>2</sup>, reception room 53m<sup>2</sup> with open fitted kitchen, 2 suites on one level and 2 suites upstairs. Sold with cellar and secure garage. A real favorite for this exceptional property! Information and visits: Gregory T.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 851 and 1151 € (reference year 2021)  
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AGENCE DE LA SOURCE - 24 boulevard Alexandre III - 06400 CANNES

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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