



375 000 €

For sale apartment

1 room

Surface : 40 m<sup>2</sup>

Surface of the living : 33 m<sup>2</sup>

Exposition : Nord

View : Dégagée

Hot water : Collective

Inner condition : new

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, calm, residential, electric shutters, Climatisation réversible intégrée, Parking commun dans Résidence

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

375 000 € fees included

5,04% VAT of fees paid by the buyer (357 000 € without fees), well condominium, annual current expenses 1 560 € (130 € 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 2555 Cannes

Basse Californie, Ave du Parc de Madrid, 3 minutes walk from the Croisette beaches, in a secure, high-end residence, large studio on a high floor, completely and tastefully refurbished. The living area includes a fully equipped open-plan kitchen and a charming, yet cleverly separated sleeping area. A shower room with a laundry area, separate toilet, and ample storage space are also included. A pleasant terrace offers a beautiful, unobstructed view of the Californie hills. The property is sold fully furnished and newly equipped. A cellar in the basement completes this property, and numerous parking spaces are available exclusively to residents. Guaranteed to be a favorite! Ideal for a second home or rental investment. Information and visits: Aaron Farache - El sales agent

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 360 and 560 € (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