

624 000 €

Contact agency

Scandimmo

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For sale apartment

2 rooms

Surface : 55 m<sup>2</sup>

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

Year of construction : 2014

Exposition : Sud

View : Aperçu mer

Inner condition : excellent

Standing : residential

Features :

SEAVIEW, double glazing, Beach walk, CALM, Walking distance to shops, lift, without vis-à-vis, POOL, AIR CONDITIONING

1 bedroom

1 terrace

1 shower

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

10/05/2024 - Prix T.T.C



## Apartment 717 Cannes

CANNES, LUXURIOUS PENTHOUSE WITH SEA VIEW 2 STEPS FROM THE CITY CENTER IN VERY MODERN RESIDENCE A stone's throw from Cannes city center in a very modern and secure residence located at 37 avenue Commandant Bret, quiet, with swimming pool and elevator. Luxurious 2-room apartment fully furnished and beautifully designed by a renowned interior designer with a spacious, very sunny terrace. The penthouse has an excellent layout with a bright living room and fully equipped American kitchen of almost 33m<sup>2</sup>, high ceilings and large bay windows giving the impression of living in a "town house", direct access to the terrace quiet and not overlooked, you will also enjoy the beautiful sunny days and the sea view. A well-appointed bedroom of almost 12m<sup>2</sup> with also direct access to the terrace and its shower room with toilet, built-in wardrobe with plenty of disturbance. You will also find a guest toilet and a large built-in closet towards the entrance. A garage with storage in the basement with direct access by elevator. Luxurious services, air conditioning, high-end furniture, high-quality residence are the few words that define the qualities of this penthouse. Rue d'Antibes and the Palais des Festivals as well as Croisette beach are a 15-20 minute walk away. Bus nr 4 (place Lochabair) next to the residence giving direct access to Cannes train station. Bus (nr81) from Cannes station to terminal 2 of Nice airport.

Regarding facilities, you will find supermarkets, bakeries and other shops 600m



higher). P.A.I. €52 150 (including 20% VAT), or 4.95% of the sale price excluding P.A.I. of €617350 "Information on the risks to which this property is exposed is available on the Géorisks website".

Fees and charges :

Annual current expenses 2 100 €

Well condominium

