

## Price on request

Contact agency

ELITIMO

7 Rue de Rivoli

06000 Nice

04 93 87 28 33 / contact@elitimo.com

For sale apartment

2 rooms

Surface : 25 m²

Year of construction : 1990

Exposition : Est

View : Rue

Hot water : Individuelle Chaudière

Inner condition : good condition

Standing : normal

### Features :

double glazing, intercom, Proche Plage,  
Proche Croisette, CALM, equipped kitchen,  
bus, downtown, Cinéma

1 bedroom

1 shower

1 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

01/02/2026 - Prix T.T.C



## Apartment M1543 Cannes

Cannes – 1-Bedroom Apartment 5 Minutes from the Croisette – Returns up to 12%  
1-bedroom apartment located down a quiet cul-de-sac, just a few minutes' walk  
(5/10min) from the famous Croisette, the beaches, Hôtel Martinez, and rue  
d'Antibes. The apartment features a living room with an open, fully equipped  
kitchen, a sleeping area, and a bathroom with a toilet. It is perfectly laid out for use  
as a second home or as a profitable rental investment. Its strategic location in a  
highly sought-after area of Cannes, close to iconic spots, makes it an excellent  
choice for seasonal rentals with an estimated net return between 9% and 12%  
before tax. The rate is set at €95/night averaged over the year, with an occupancy  
rate ranging from 60% to 75%. Fees: €40/month Property tax: €638/year A great  
investment opportunity in a desirable neighborhood. A must-see. Parking space  
rental available within the residence.

Fees and charges :

Annual current expenses 480 €

Well condominium

13 lots in the condominium

