

**Price on request**

**Contact agency**

**Terrazur Immobilier**

11, avenue Chalmette

06220 Golfe-Juan

+33 (0)4 93 63 53 23 / [info@terrazurimmo.com](mailto:info@terrazurimmo.com)

**For sale apartment**

**3 rooms**

**Surface : 77 m²**

**Exposition : Sud**

**View : Mer et port**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, armored door,  
residential, electric shutters, AIR  
CONDITIONING

2 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage

1 cellar

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

19/09/2025 - Prix T.T.C



### Apartment 1031 Cannes

**EXCLUSIVE TERRAZUR – High-End 3-Room Apartment – Panoramic Sea View – Basse Californie / Avenue de Madrid – Cannes** In the highly sought-after Basse Californie area, on the 7th floor of an eight-story building, discover this 3-room apartment offering a breathtaking panoramic sea view. Generous space with an ideal layout: Bright living room with large windows, open to a fully equipped modern kitchen, 2 spacious bedrooms, each with its own private bathroom and WC, Separate guest toilet for added convenience, High-end features, flawless finishes, impeccable condition. Cellar included. Closed garage available as an option (purchase possible at an additional cost). Just steps from the beaches, the Croisette, and all amenities. Comfort and exceptional views combined.

**Fees and charges :**

Annual current expenses 3 000 €

Well condominium

30 lots in the condominium

