

## Price on request

### Contact agency

#### Agence de la Source

24 Boulevard Alexandre III

06400 Cannes

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### For sale luxury apartment

3 rooms

Surface : 90 m²

Surface of the living : 35 m²

Year of construction : 1968

Exposition : Sud nord

View : Mer

Hot water : Collective

Inner condition : excellent

Standing : residential

Building condition : GOOD

### Features :

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, Foyer Bioéthanol

2 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

17/12/2025 - Prix T.T.C



## Luxury apartment 2622 Cannes

In the heart of our beautiful Basse Californie neighborhood, a luxurious corner 2-bedroom apartment with Southeast/North exposure in a secure, well-maintained residence with a concierge, ideally located just steps from all shops and the Croisette! Renovated by an architect with high-end finishes and fully equipped with taste and elegance: a stunning 35m² living area opening onto a deep 25m² corner terrace facing South and East, offering a beautiful view of the residence's gardens and the sea; two large en-suite bedrooms, one with a North-facing loggia, each featuring a walk-in closet and ample storage. Sold with a nice cellar and a large underground parking space with elevator access (car + motorcycle). A genuine coup de cœur for this exceptional property benefiting from a privileged environment just a stone's throw from the Croisette and the beaches!

### Fees and charges :

Annual current expenses 4 764 €

Well condominium

966 lots in the condominium

