

**Price on request**

Contact agency

Renoir Immobilier

3, Promenade de la plage

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**For sale apartment**

**4 rooms**

Surface : 159 m<sup>2</sup>

Surface of the living : 49 m<sup>2</sup>

Exposition : Sud ouest

View : Mer panoramique

Hot water : Collective

Inner condition : excellent

Standing : residential

**Features :**

lift, double glazing, AIR CONDITIONING,  
CALM, residential, electric blinds

3 bedroom

3 terraces

1 bathroom

1 shower

3 WC

2 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



### Apartment 1702 Cagnes-sur-Mer

CO-EXCLUSIVE LISTING! In a highly sought-after luxury residence, perfectly quiet yet right in the heart of Cros de Cagnes, discover this unique 159 m<sup>2</sup> duplex occupying the 5th and 6th floors, offering breathtaking sea views and rare spaciousness on the market. The main level, a true reception area, features a large living room with an open kitchen spanning 49 m<sup>2</sup>, flooded with natural light thanks to wide openings. A stunning master suite of 46 m<sup>2</sup>, including a shower room, an office, and ample storage spaces complete this floor. The entire space opens onto a magnificent 94 m<sup>2</sup> rooftop terrace, a perfect spot to soak up the sun, host outdoor meals, or simply admire the Mediterranean. On the lower floor, the apartment offers a completely independent sleeping and guest area, comprising a bedroom, a living room with kitchen (or third bedroom), a bathroom, and a balcony —ideal for welcoming family and friends in complete privacy. Two underground parking spaces and a cellar complete this property. A rare gem, combining quality finishes, light, tranquility, and panoramic sea views, just steps away from shops, beaches, and the seaside!

**Fees and charges :**

Annual current expenses 5 868 €

Well condominium

