

850 000 €

Contact agency

Scandimmo

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For sale apartment

4 rooms

Surface : 112 m<sup>2</sup>

Surface of the living : 44 m<sup>2</sup>

Exposition : Est ouest

Inner condition : NEW

Standing : prestige

Building condition : NEW

Features :

double glazing, Beach w alk, CALM, NEW,  
Walking distance to shops, AIR  
CONDITIONING

1 bedroom

3 terraces

3 show ers

Document non contractuel

27/09/2024 - Prix T.T.C



## Apartment Cannes

Exceptional New Construction Project in the Heart of Cannes, 15 Minutes from the Croisette! This new residential project in the heart of Cannes has the perfect location in a quiet street near the Novotel, on Rue Carnot. Here, you will find the perfect balance between tranquility and city life. The train station is only a five-minute walk away, which is very convenient if you land in Nice and arrive by train from the nearby Saint-Augustin station. The sale of these attractive homes has just begun, so it's wise to act quickly if you are interested! Some of the best deals, in our opinion, include a spacious one-bedroom apartment of 55 m<sup>2</sup> on the second floor with two terraces totaling 24 m<sup>2</sup>, priced at €380,000, and a beautiful two-bedroom apartment of 91 m<sup>2</sup> with three terraces priced at €685,000. The apartment showed here is a beautiful three-bedroom unit located on the first floor. Its lovely living area extends to a spacious terrace of over 32m<sup>2</sup>. All the bedrooms open onto charming outdoor spaces. The generously sized master suite includes a bathroom and a walk-in closet. The building consists of 12 apartments, including a penthouse with large open terraces and sunshine all day. It costs €1,950,000, which we think is a bit pricey, even though it has a total of five terraces totaling 142 m<sup>2</sup>. There is one in the floor below that is even larger (183 m<sup>2</sup>), priced at €1,850,000, with a total terrace area of 89 m<sup>2</sup> (three terraces). €10,000 per square



meter for an apartment here is high, but there are very few such apartments in  
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preferences. Several configurations are available for each floor, with prices ranging from €380,000 to €950,000 and living spaces between 52 and 112 m<sup>2</sup>. All apartments can be delivered with a garage. The additional cost ranges from €20,000 to €70,000, depending on the garage size and its location in the basement. The garage facility is on two levels, with a state-of-the-art car lift solution. This project is designed with a low environmental footprint, modern

technology, and high-quality materials. You will also benefit from a two-year property tax exemption and a ten-year structural guarantee. The delivery date has not yet been set, it is expected to be at the end of 2025. Seize this unique opportunity to live or invest in one of the most sought-after areas of Cannes!

Fees and charges :

850 000 € fees included