

460 000 €

Contact agency

Scandimmo

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For sale apartment

2 rooms

Surface : 52 m²

Surface of the living : 34 m²

Exposition : Est ouest

Standing : prestige

Building condition : NEW

Features :

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

1 bedroom

2 terraces

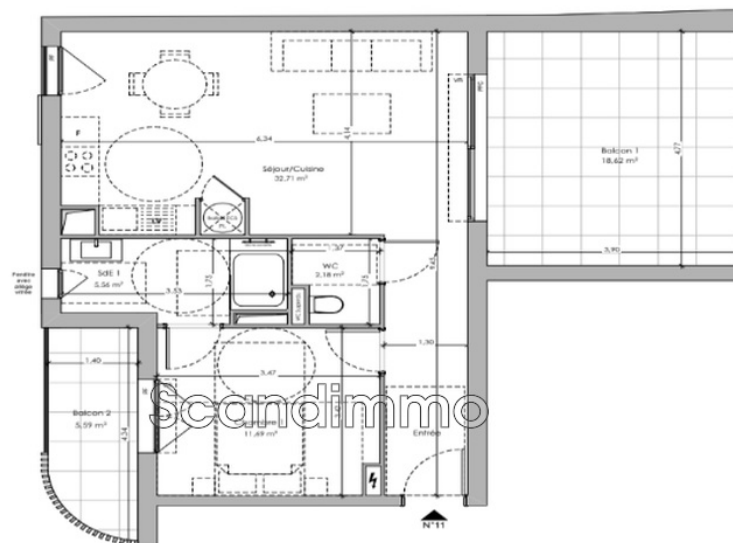
1 shower

1 WC

1 parking

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 m² on the second floor with two terraces totaling 24 m², priced at €380,000, and a beautiful two-bedroom apartment of 91 m² with three terraces priced at €685,000. The apartment we are offering in this ad is a stunning one-bedroom unit on the third floor. The spacious living room with an open kitchen opens up to a beautiful terrace of 24 m². Outside the bedroom, there is a cozy little balcony, perfect for enjoying your morning coffee. The sale price includes a parking space. 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 m². There is one in the floor below that is even larger (183 m²), priced at €1,850,000, with a total terrace area of 89 m² (three terraces).



apartments according to the buyer's preferences. Several configurations are available for each floor, with prices ranging from €380,000 to €950,000 and living spaces between 52 and 112 m². 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 :

460 000 € fees included