

1 980 000 €

**Contact agency**

**Agence de la Source**

24 Boulevard Alexandre III

06400 Cannes

04 93 43 15 51 / info@agencedelasource.com

**For sale luxury apartment**

**4 rooms**

**Surface : 101 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Year of construction : 1965**

**Exposition : Sud**

**View : Mer**

**Hot water : Collective**

**Inner condition : NEW**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, Visitor Parking

3 bedroom

1 terrace

3 bathrooms

3 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

01/03/2025 - Prix T.T.C



**Luxury apartment 2532 Cannes**

PALMBEACH, in a secure and guarded residence of very good standing ideally located with direct pedestrian access to the seaside, luxurious and bright 4P apartment crossing completely renovated and equipped with refinement and high-end services: Spacious living room and reception and master suite on beautiful south-facing terrace offering a superb view of the sea and the gardens of the Residence, two additional suites, plenty of storage. Sold with secure private parking and cellar. A real favorite for this exceptional property benefiting from a calm and ultra-privileged environment just a stone's throw from the sea and only a few minutes from the Croisette and the Center! Information and visits: Gregory T.

Fees and charges :

Annual current expenses 6 204 €

Well condominium

17 lots in the condominium 1 980 000 € agency fees 4,00% à the responsibility of the buyer included

