AGENCE

MAYENT Agence immobilière Real estate agency +33 (0)4 93 94 21 54

### 4 995 000 €

#### For sale apartment

4 rooms Surface : 160 m<sup>2</sup> Surface of the living : 40 m<sup>2</sup> Exposition : Est ouest View : Mer panoramique Hot w ater : Collective Inner condition : excellent Features : Lift, Double Glazing, Secured residence, Calm, Reinforced door, residential, Electric blinds, Electric shutters

- 3 bedroom
- 2 terraces
- 2 bathrooms
- 1 show er
- 2 WC
- 1 garage
- 1 parking
- 1 cellar

### Legal information

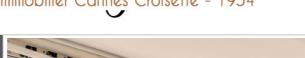
4 995 000 € fees included 6,00% VAT of fees paid by the buyer (4 712 264 € without fees), well condominium(139 lots in the condominium), annual current expenses 11 424 € (952 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr





Les plus beaux appartements

The most beautiful apartments





# Apartment 4009 Cannes

Luxurious 3/4 bedrooms apartment for sale on a high floor on the Croisette in Cannes Located on the penultimate floor of one of the most sought-after residences on the Croisette and enjoying an exceptional panorama of the Cannes harbour and the Esterel, you will be seduced by this luxurious 3 bedrooms apartment accompanied by an extra service room. Developped a rare surface area of 160 m<sup>2</sup> (158 m<sup>2</sup> Loi Carrez), this apartment with high quality materials offers the following layout: a magnificent rounded entrance hall leading to a living room, a master bedroom with large dressing room and bathroom entirely in marble, all ensuite, two other large bedrooms of 15 m<sup>2</sup> each with their ensuite marble bathrooms, 2 independent toilets, a very large kitchen of 20 m<sup>2</sup> with its pantry and laundry room. The apartment also benefits from a very beautiful service bedroom with bathroom, a cellar, a large garage and a basement parking space.

> Energy class (dpe) : D - Emission of greenhouse gases (ges) : D Document non contractuel - 19/09/2024



# Agence Mayent - 75, La Croisette - 06400 Cannes

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