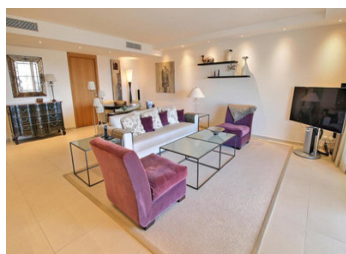


Cannes Palm Beach, exceptional apartment on the top floor with a panoramic sea view and a 120SQM roof terrace, a summer kitchen and a jacuzzi, few meters...



INFORMATION

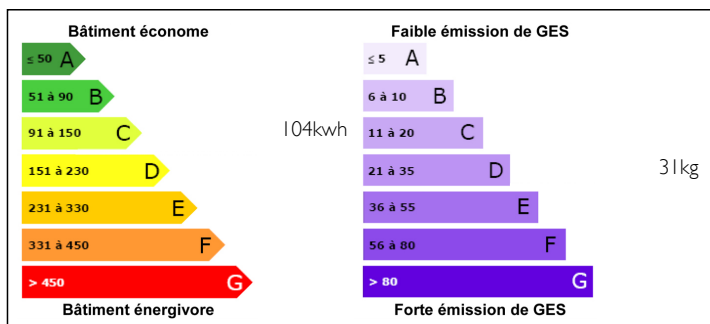
Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	0
Floor:	123 m2
Plot Size:	0 m2



IN BRIEF

Situated in a high-end residence, beautiful 124SQM apartment with a roof terrace of 120SQM offering a panoramic sea view. It is composed of a large living room opening onto a first terrace of 23SQM, ground floor. Two en suite bedrooms with bathroom/shower, dressing room and a corner gym. Fully equipped kitchen open to the living room. There is direct access from the flat to the roof terrace. Veranda converted into a living room, jacuzzi, summer kitchen and laundry room. The apartment has also a double parking space for 2 cars. Close to the beaches, amenities and all the luxurious shops on the Croisette. Exceptional location!

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2578 EUR

NOTES

DESCRIPTION

Magnificent apartment of 124 m², with roof terrace of 120m² and panoramic sea views, located in a luxurious residence in Cannes.

The apartment consists of a large living room with open kitchen facing a first terrace of 23 m². Two bedrooms with bathroom, walk-in closet and a gym area.

You have direct access to the roof terrace from the apartment, the veranda is like an extra living room and there is also a jacuzzi, summer kitchen and laundry room.

The apartment also offers a garage in the basement that can accommodate 2 cars.

Perfect location for this outstanding condo, close to the beaches, amenities and all the luxury boutiques of the Croisette.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>