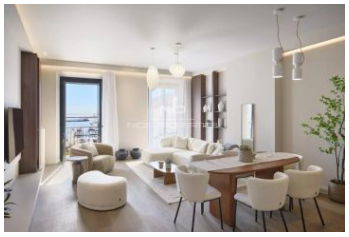
Agence NP Cannes

37, rue d'Antibes
06400 Cannes
Tél : +33 (0)4 93 68 51 51
Email : contact@np-estate.com

APARTMENT - 4 PIÈCE(S) - 107 M²

2 200 000 €





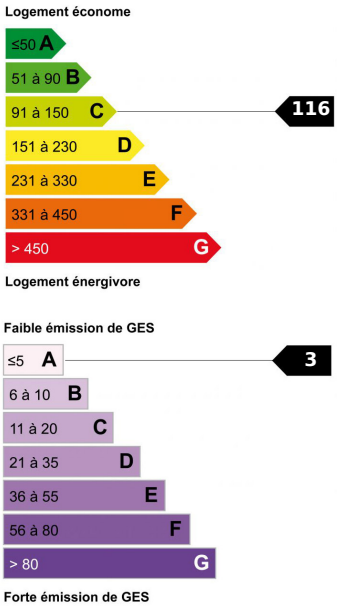




DESCRIPTIF DETAILLE

Ref : SB/PAH-11163 A

Surface :	107 M²	**Etage :**	4th
Style immeuble :	Contemporain	**Exposition :**	South
Etat :	New	**Vue :**	Unobstructed
Pièces(s) :	4	**Chauffage :**	Air-conditioning
Chambre(s) :	3	**Eau chaude :**	Individual
Bains/Douches :	1	**Parking(s) :**	NC
Toilette(s) :	1	**Garage(s) :**	NC
Surface séjour :	NC	**Cave :**	NC
Balcon(s) :	2.8 M²	**Taxe foncière :**	1 500,00 €
Terrasse(s) :	NC	**Charges :**	NC



CANNES LE PORT : Prime location highly sought after. Facing the Port, 80 meters from the beach, a stone's throw from the legendary Palais des Festivals, luxury boutiques and amenities, on the penultimate floor of a beautiful bourgeois building from 1940 with elevator, this superb 4-room apartment of 107sqm with balcony has just been renovated in a refined contemporary style with luxurious and refined services and particular attention paid to the finishes.
The entrance with wardrobes serves the generous living area of 43sqm with a perfectly integrated and discreet high-end fitted kitchen with its central island and numerous storage spaces.
The living room with high ceilings, cornices and indirect lighting, benefits from extreme brightness and two large French windows with an enchanting view of the Port and a balcony that invites you to relax, which can accommodate a table and chairs to relax and eat.
The hallway with cupboards, distributes to the quiet rear, three bedrooms including a master bedroom, all with plenty of custom storage from floor to ceiling. Two elegant shower rooms and two independent toilets with washbasins.

Integrated air conditioning in all rooms with air zone system, double glazing, DPE C and A, low

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charges, no electrical anomalies, sold furnished.

Agency fees 5% included at the charge of the seller.

PRESTATIONS : Air-conditioning, Double glazing, Furnished, Lift, Intercom, Optical fiber, Security door