

APARTMENT - 7 PIÈCE(S) - 315 M<sup>2</sup>

6 970 000 €

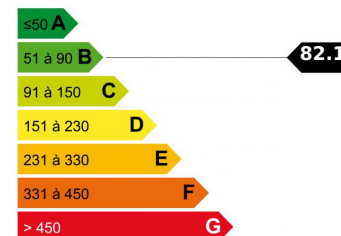


## DESCRIPTIF DETAILLE

Ref : 86774531

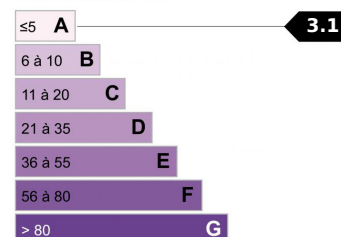
<b>Surface :</b>	315 M <sup>2</sup>	<b>Etage :</b>	NC
<b>Style immeuble :</b>	CONTEMPORAIN	<b>Exposition :</b>	South
<b>Etat :</b>	New	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	7	<b>Chauffage :</b>	NC
<b>Chambre(s) :</b>	4	<b>Eau chaude :</b>	NC
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	2
<b>Surface séjour :</b>	NC	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	3 316,00 €
<b>Terrasse(s) :</b>	2 M <sup>2</sup>	<b>Charges :</b>	NC

Logement économe



Logement énérgivore

Faible émission de GES



Forte émission de GES

CANNES/CALIFORNIE : A unique, Penthouse-like property that combines the security of an apartment with the independence and confort of a prestigious villa.

Discover this bright 7-room apartment-villa, located in the prestigious residence, in the heart the highly sought-after area of la Californie, in co-ownership.

This rare property, nestled in a 2-hectare landscaped park and related by a renowned architect, offers a spectacular panoramic view of the Lerins Islands and the tip of Palm Beach.

With its 315 m2, it is distinguished by a generous living space, a large reception room, a dining area, an open kitchen, as well as a sumptuous master suite with private bathroom, the whole opens on a large terrace wiiw.

On the ground floor, you will discover a second living room converted into a TV area, three bedrooms, each with its own bathroom. This level also includes a modern gym.

Outside you will enjoy an exclusive private garden with Jacuzzi.

A cellar, 2 double garages and a garage complete that exceptional property.

**PRESTATIONS :** Air-conditioning, Home automation, Double glazing, Sliding windows, Internet, Jacuzzi, Furnished, Electric awnings, Electric shutters, Outdoor lighting, Concierge, Caretaker,

Agence NP Cannes

37, rue d'Antibes  
06400 Cannes

Tél : +33 (0)4 93 68 51 51

Email : [contact@np-estate.com](mailto:contact@np-estate.com)

Video security, Condominium pool, Fitness, Tennis court, Videophone