COLDWELL BANKER
EUROPA REALTY

Apartment Cannes 109 m²



SALE PRICE : 690 000 €

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Mer

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DESCRIPTION

In the heart of a shopping district in Cannes and a 5-minute walk from the station, discover this superb new five-room duplex flat with a mezzanine, situated on the top floor of a building with a lift. Its contemporary loft-style design and generous proportions offer a living environment that is both modern and elegant.
With a total floor area of approximately 110 m² and south-facing, this property is spread over several levels.
The ground floor features an entrance hall leading to two bright bedrooms and a bathroom with a toilet.
On the upper floor, a spacious, light-filled living room opens onto an open-plan kitchen to be fitted out.
This level also comprises a third bedroom, a shower room and a separate toilet, as well as a beautiful mezzanine, ideal for an office space, a relaxation area or a spare bedroom.
Completely new and situated on the top floor, this apartment charms with its brightness, spaciousness and contemporary style.
A rare opportunity in Cannes, ideal as a luxury main residence or a high-potential investment. Option to purchase two covered parking spaces at an additional cost.

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FEATURES

Property type:	Apartment	Area:	109.28 m²	Elevator:	Oui
Number of rooms:	7 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 45

Greenhouse gas emissions (GHG) index: A 1

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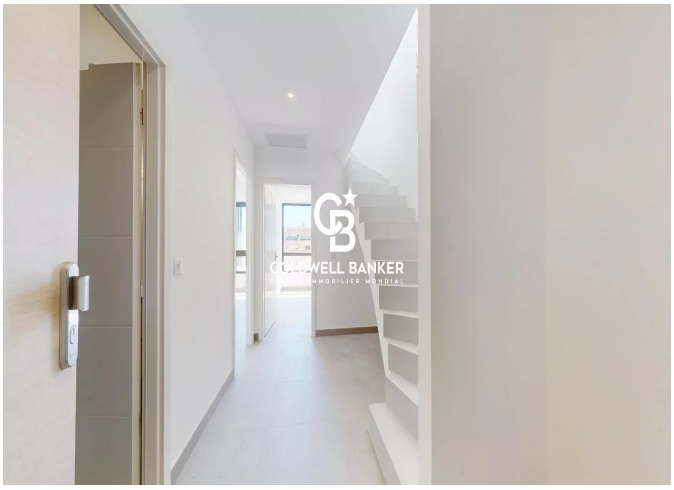



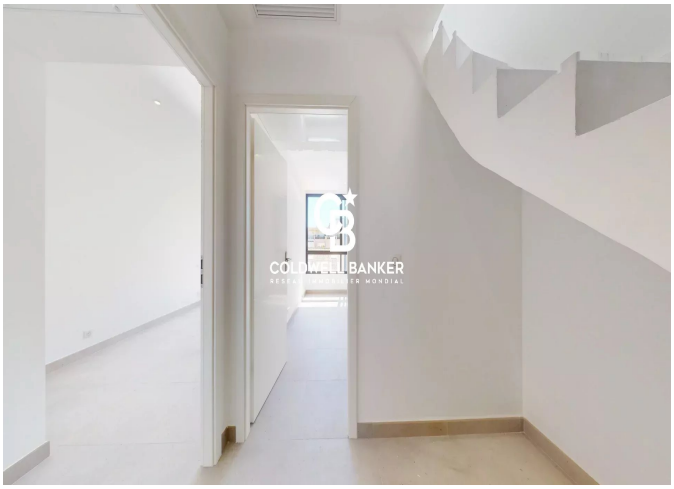

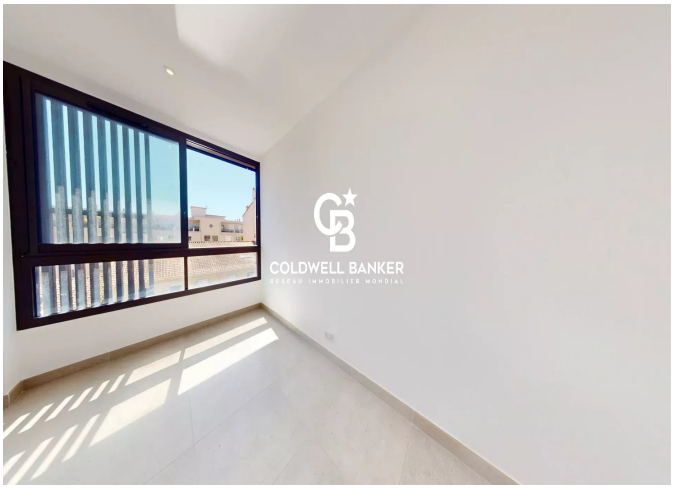



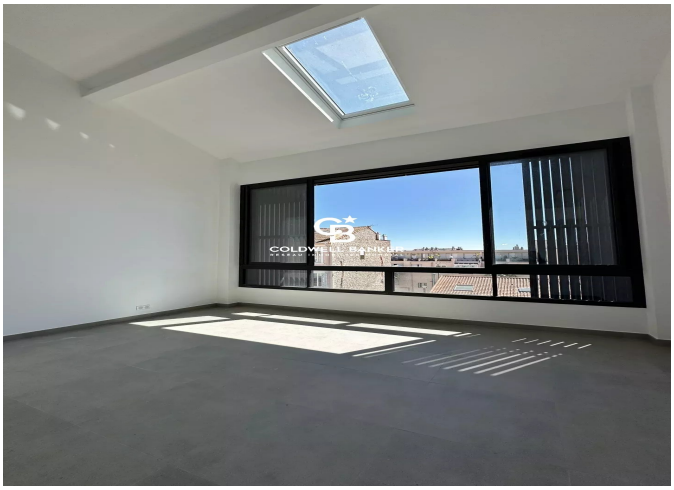

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