COLDWELL BANKER
EUROPA REALTY

House Cannes 434 m²



SALE PRICE : 10 250 000 €

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DESCRIPTION

Imagine a contemporary villa within one of the most prestigious and private estates of Cannes.
This exceptional modern property offers breathtaking views over the Bay of Cannes, the Lérins Islands, and the Esterel hills.

Built on a magnificent landscaped plot of approximately 2,245 m², this recent villa boasts nearly 550 m² of living space, designed to combine refinement, comfort, and the Mediterranean art of living.
The vast, light-filled reception rooms open onto wide terraces, offering a spectacular setting ideal for entertaining.

The property features five elegant en-suite bedrooms, each with a private terrace facing the sea, a gym, a hammam, a massage room, and a media lounge for privileged moments of relaxation.

Outside, the villa's clean lines harmonize beautifully with the surrounding nature. The garden hosts a superb heated infinity pool equipped with a counter-current swimming system, along with numerous lounge areas.

A closed garage for up to four vehicles, as well as several guest parking spaces, complete this exceptional property.

Lift, cutting-edge home automation, top-of-the-line amenities: every detail has been carefully considered to meet the expectations of an international, discerning clientele.

Only a few minutes from La Croisette and the beaches, this property represents a rare opportunity to acquire a contemporary villa offering privacy, security, and one of the Riviera's most spectacular sea views.

Seller's fees
Property tax: €7,400
Information on potential risks is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	434.0 m²	Elevator:	Oui
Property tax:	€7.00	Number of rooms:	8 rooms	Number of bedrooms:	5 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): B 76

Greenhouse gas emissions (GHG) index: A 2

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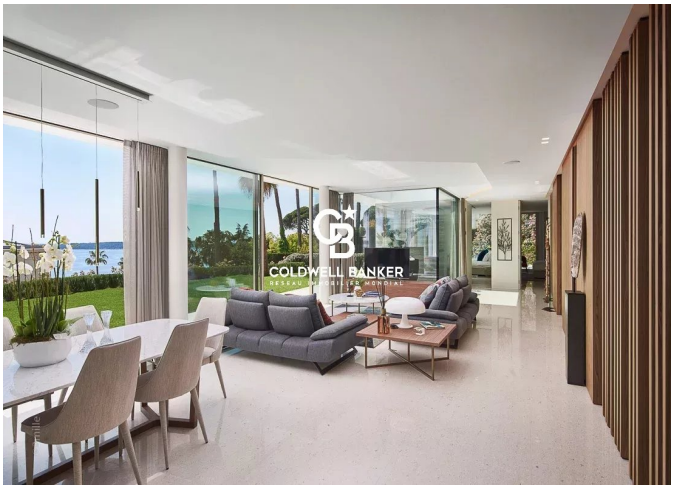

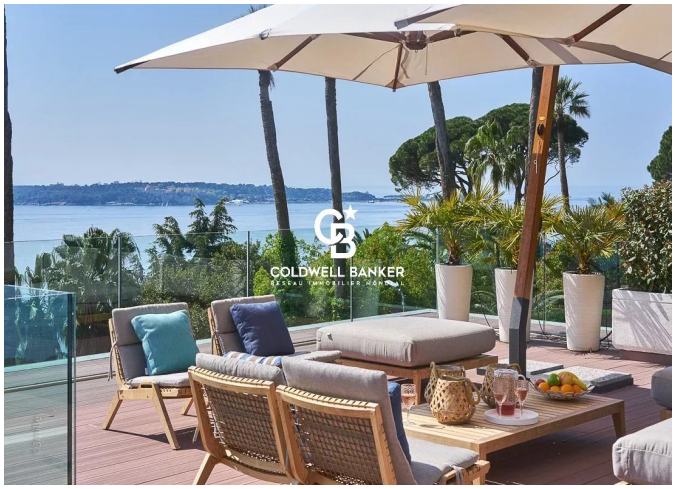



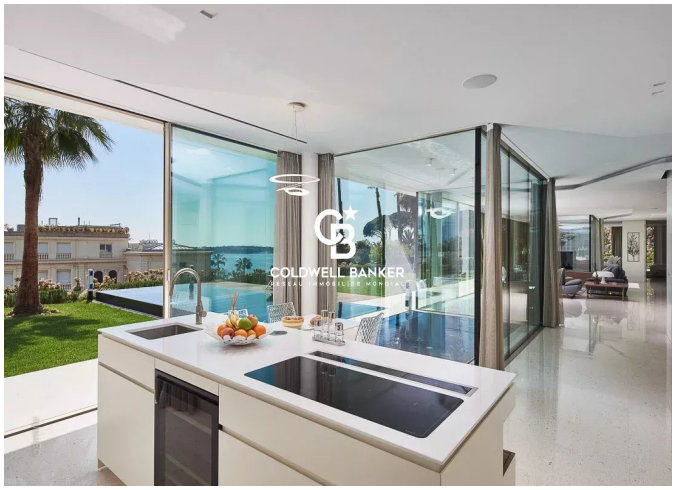

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