

# French Properties

ONLINE

€685 000

1 bedroom apartment

Surface : 91 m<sup>2</sup>

Surface of the living room: 37 m<sup>2</sup>

Terrace area: 44 m<sup>2</sup>

Exposition: southeast

Standing: prestige

Building condition: new construction

### Features:

double glazing, beach walk, calm, new construction, shops at walking distance, air conditioning

2 bedroom

2 terraces

2 showers

2 WC

1 garage

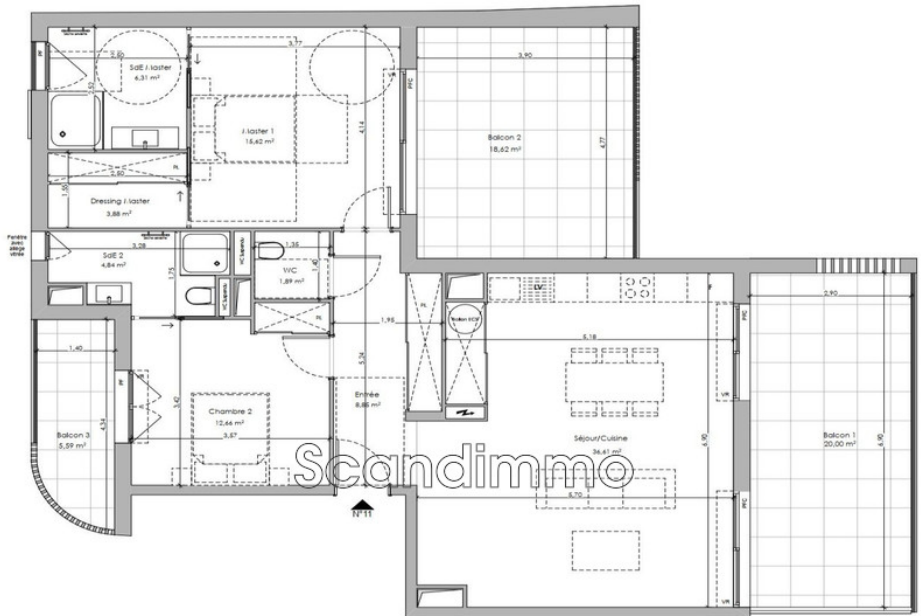
Energy class (dpe): Unavailable

Emission of greenhouse gases (ges):

Unavailable

Document non contractuel

16/07/2024 - Prix T.T.C



## Apartment Cannes

New build program in the heart of Cannes. Barely 10 minutes' walk to the train station and 15 minutes from the Croisette. Located near the Novotel rue Carnot, in a quiet side street. We are at the very beginning, no apartment has been sold as of 30.5, but it is wise to hurry if you are interested. Of all the apartments for sale, the best buys in our opinion are: A spacious two-bedroom on the second floor with two terraces (totaling 24 sqm) sold for €380,000, and a three-bedroom on the same floor of 91 sqm, with three terraces, for €685,000. The building consists of 12 apartments, of which two are penthouses with large open terraces with sun all day. One at € 1,950,000 and 129 sq m we think is too expensive even though it has as many as five terraces (!), but the other at € 1,850,000 and 183 sq m is probably rightly priced despite the fact that we would have liked to us a larger terrace area than 19 sqm (three terraces). We can send floor plans, prices and further information if you tell us how many bedrooms you need. The developer promises a high standard. Low environmental footprint, state-of-the-art solutions, no property tax for two years, a ten-year guarantee on the construction, etc. The developer is not yet able to confirm a delivery date, but we expect it won't be until the very end of

