

1 060 000 €

**For sale apartment****3 rooms****Surface : 75 m<sup>2</sup>****Exposition : Sud****View : Mer latérale****Hot water : Collective****Inner condition : excellent****Features :**

Lift, Secured residence, Reinforced door, residential, Electric blinds, Electric shutters

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

1 cellar

**Apartment 4213 Cannes**

On the top floor of a high-end residence perfectly located just a few meters from the Croisette and all local shops, this three-room apartment, with cross-ventilation, consists of an entrance hall, living room, separate kitchen, two bedrooms, a bathroom, a shower room, a terrace at the back enclosed by a veranda, and another at the front with a side view of the sea. Very rare, a double garage and a cellar complete this apartment.

**Legal information**

1 060 000 € fees included

6,00% VAT of fees paid by the buyer  
 (1 000 000 € without fees), well  
 condominium, annual current expenses  
 4 080 € (340 € monthly), no current  
 procedure, information on the risks to which  
 this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr),

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