

670 000 €

## Buying apartment

3 rooms

Surface : 88 m²

Surface of the living : 36 m²

Exposition : Sud

View : Mer panoramique

Inner condition : Bon

## Features :

lift, double glazing, gated, calm, residential,  
electric shutters, pool, visitor parking

2 bedroom

2 terraces

2 show ers

2 WC

1 garage

1 cellar

## Legal information

670 000 € fees included

5,51% VAT of fees paid by the buyer  
(635 000 € without fees), well  
condominium, annual current expenses  
5 275 € (440 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment Mandelieu-la-Napoule

In the heart of the sought-after Cannes Marina area, the CARON IMMOBILIER Agency offers you this magnificent 89 m² dual-aspect apartment on the top floor of a luxury building ideally located close to all amenities. Facing south, you will immediately be won over by its panoramic sea view. It consists of a large entrance hall with cupboards, a large, very bright living room of 36 m² opening onto a beautiful terrace with an exceptional view of the sea and the Marina, a fitted kitchen and separate toilet. The sleeping area offers two large bedrooms with two bathrooms. The bedrooms and the kitchen open onto a large, very practical closed loggia offering a lovely view of the hills. Possibility of creating a third bedroom on the Marina side. This well-appointed apartment is air-conditioned for your comfort. A garage and a cellar complete this property. Secure residence with caretaker, swimming pool, very pleasant environment close to shops, the Old...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1881 and 2545 € (reference year 2023)  
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