

550 000 €

**Buying apartment**

**4 rooms**

**Surface : 88 m²**

**Exposition : Sud**

**View : Port**

**Hot water : Collective**

**Inner condition : Excellent**

**Building condition : Bon**

**Features :**

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

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

1 cellar

#### Legal information

550 000 €

Fees paid by the owner, well condominium,  
annual current expenses 4 524 €  
(377 € 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 36 Mandelieu-la-Napoule

CARON Immobilier Agency exclusively offers you this magnificent 4-room apartment, ideally located in the heart of Cannes Marina. The 88m² apartment has an entrance hall with fitted wardrobes, a large living room with a high-end open-plan fitted kitchen opening onto a beautiful terrace with panoramic views of the Marina. The sleeping area offers three bedrooms, a bathroom with bathtub and shower, a guest toilet as well as a very practical laundry room equipped with a washing machine and dryer. All rooms also open onto a second terrace with unobstructed views of the hills. This well-exposed apartment is very bright and fully air-conditioned. It offers high-quality services and a most pleasant living environment. For your comfort, a garage and a cellar complete this property. Secure residence with manager and swimming pool in a privileged environment close to shops, beaches and the Old Course Golf Course.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1079 and 1459 € (reference year 2023)  
Document non contractuel - 13/07/2025

