

**Luxurious Living in Cannes Petit Juas: New 4-Room Apartment with Spectacular Views and Green Surroundings!**

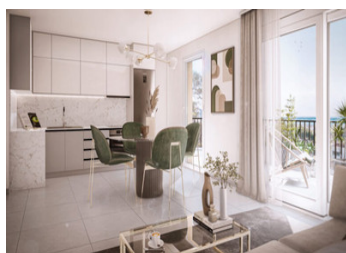
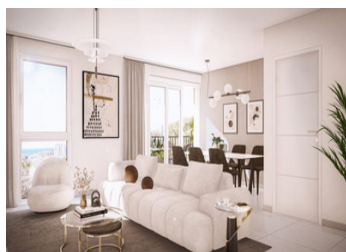


## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Cannes          |
| Department:    | Alpes-Maritimes |
| Bed:           | 2               |
| Bath:          | 1               |
| Floor:         | 79 m2           |
| Outside Space: | 115 m2          |

## IN BRIEF

Discover this superb new 4-room apartment in Cannes Petit Juas, offering a surface area of 79m2, a south-facing terrace and a garden of 115m2, all within a secure residence. Nestled in a green setting in the heart of Cannes, this residence, named "Le Clos des Chênes", enjoys a privileged location close to Parc Beauvallon and Simone Veil Hospital.



## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Cannes, world-famous for its International Film Festival, offers a unique way of life, sandy beaches, and iconic places. The residence is ideally located near schools, shops, restaurants, and beautiful green spaces, offering an exceptional living environment.

Designed to blend charm and character with the surrounding nature, this real estate development offers architecture designed to offer you the most beautiful panoramas, surrounded by cork oaks and green oaks. Some apartments even benefit from a sea view, offering a most pleasant living environment.

Access to the residence is also facilitated, with a bus stop a few minutes' walk away, and the proximity of Cannes port, La Croisette, beaches, Forville market, and Cannes train station. In addition, Nice airport is only 25 minutes away by car.

This real estate program offers upscale services, with bright and functional apartments, benefiting from large private terraces or gardens, and carefully selected quality materials. Residents will also benefit from optimal thermal and acoustic comfort, as well as refined services.

Work is underway and delivery is scheduled for the 3rd quarter of 2025. Don't miss this unique opportunity to acquire an exceptional property on the French Riviera, in a privileged living environment in Cannes Petit Juas.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>