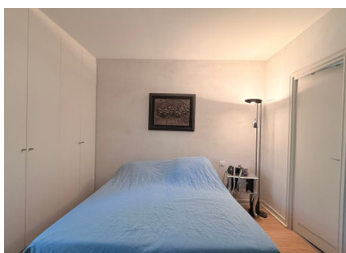


Cannes Mediterranean Dream Exceptional Sea View Apartment with Pool & Tennis



INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	3
Floor:	108 m2
Outside Space:	32 m2



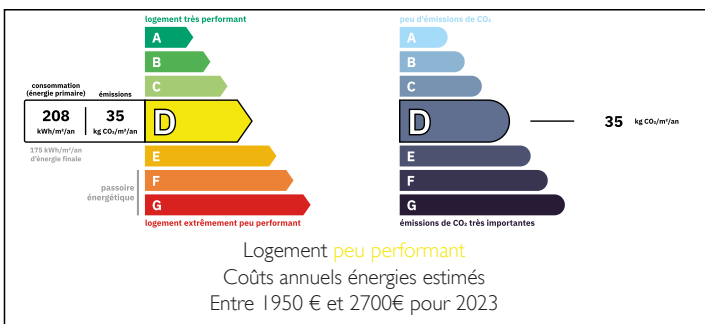
IN BRIEF

Cannes Sea View Luxury with Pool & Tennis
Spacious 108 m² dual-aspect apartment with a 32 m² south-west terrace and stunning panoramic sea views. 2 en-suite bedrooms, 3 bathrooms, bright living room, modern kitchen, air conditioning, and ample storage.

Located on the 5th floor of a prestigious, secure 2-hectare residence with pool, tennis, concierge, and absolute tranquillity. Two private parking spaces + cellar.

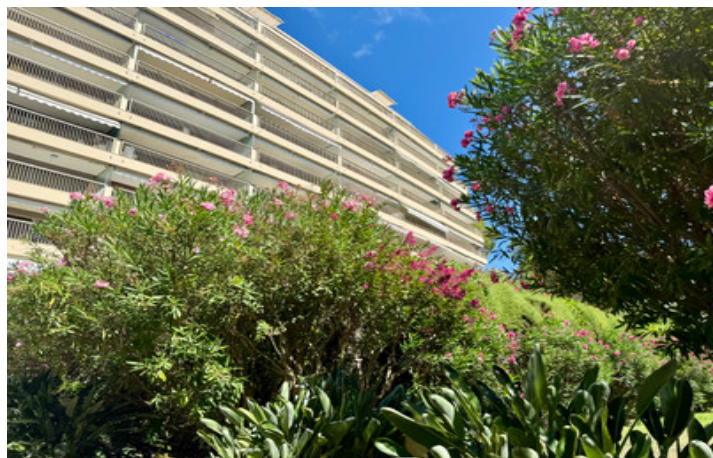
Just minutes from beaches, the Croisette, and Cannes city centre – the perfect blend of Riviera elegance and comfort.

ENERGY - DPE



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.



NOTES

DESCRIPTION

Experience the ultimate Riviera lifestyle in this spacious 108 m² dual-aspect apartment with a veranda and a 32 m² south-west facing terrace offering breathtaking panoramic sea views over the Mediterranean.

Perched on the 5th floor of a prestigious residence set within a private 2-hectare landscaped park with swimming pool, tennis courts, and 24/7 concierge, this rare gem combines elegance, comfort, and absolute tranquillity.

Picture yourself... summer evenings with family or friends, a glass of wine in hand, watching the sun set over the shimmering sea, wrapped in the peace and beauty of the French Riviera.

Key Features:

Panoramic sea views from the bright living area and terrace

Light-filled dual-aspect layout for year-round comfort
Two en-suite bedrooms each with private bathroom/shower room

Three bathrooms, three WCs, including a new guest cloakroom

Fully equipped modern kitchen

Generous built-in storage

Air conditioning and electric sunshades

Two private parking spaces + cellar

Exclusive Residence:

Swimming pool & tennis courts in a lush, private setting

24/7 concierge & security cameras

Absolute peace and privacy

Quarterly charges: €2,000 (heating & water included)

Prime Location:

Just minutes from the beaches, Cannes city centre, and the Croisette, enjoy the serenity of a private gated domain while staying close to the vibrant energy and culture of the French Riviera.