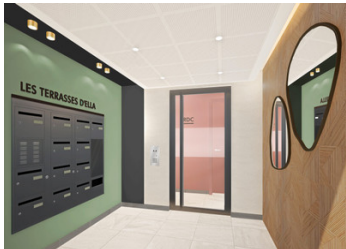


New 2-bedroom apartment - Top floor, with a very large southeast-facing terrace - Cagnes-sur-Mer - D 2028



INFORMATION

Town:	Cagnes-sur-Mer
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	64 m ²
Outside Space:	76 m ²

IN BRIEF

Located on the 5th floor of a new off-plan property development in Cagnes-sur-Mer, this beautiful 63.57 m² two-bedroom apartment offers a modern and bright living environment in a highly sought-after neighborhood. Thanks to its southeast exposure, it enjoys beautiful light throughout the day.

The apartment comprises a living room with open-plan kitchen, two bedrooms, a bathroom, and a separate toilet.

The apartment opens onto an exceptional 76.32 m² terrace, a real asset to the property, ideal for enjoying the Mediterranean climate and creating a comfortable outdoor living space.

The residence is secure (digital code, videophone) and has a secure bicycle storage room. Hot water is provided by a heat pump and individual heating ensures excellent thermal comfort and optimal energy performance.

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.

DESCRIPTION

Overview

Part of a new off-plan property development with contemporary architecture, this beautiful 2-bedroom apartment on the 5th floor offers a modern and bright living environment in Cagnes-sur-Mer.

Its southeast exposure and exceptional terrace of over 76 m² make it a rare find, ideal for enjoying the Mediterranean climate in a sought-after location.

The secure residence, designed for everyday comfort, offers high-quality amenities combining energy efficiency, security, and well-being.

Layout

With a living area of 63.57 m², the apartment comprises a living room with open kitchen, creating a welcoming and functional living space, two bedrooms, a bathroom, and a separate toilet.

All rooms open onto the outside, with direct access to the large 76.32 m² terrace, a true extension of the interior space.

Modern amenities include hot water production by heat pump, individual heating, double glazing, and a secure residence with digital code, videophone, and secure bicycle storage.

The neighborhood

Located in a highly sought-after area of Cagnes-sur-Mer, this development enjoys a privileged location, close to transportation, shops, and services.

The nearest beaches are just a 6-minute bike ride away, offering the perfect balance between city life and coastal living. An ideal location for a primary residence, second home, or high-quality investment property.

LOCAL TAXES

Taxe habitation: EUR

NOTES