

Hamptons

INTERNATIONAL



Cannes (Croix des Gardes), 06400, France

3 3

£2,600,000

(€2,990,000)

Property details



Key features

- 230 m

Attributes

-  **Garage**
- **Apartment**
-  **Private parking**
-  **Refurbished**

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Description

This 230 sqm duplex apartment, located on the top floor of a prestigious Belle Époque building, combines timeless elegance with contemporary comfort. Renovated with high-end materials and meticulous attention to design, it offers an exclusive living experience in the heart of Cannes, just steps away from the Croisette and the Palais des Festivals. Level 6: Spacious Living Room / Lounge • Generous volumes bathed in natural light thanks to large bay windows opening onto panoramic views. • Noble wood parquet flooring, contemporary decorative fireplace. Dining Room / Open Kitchen • Ultra-designed open or semi-open kitchen, equipped with high-end appliances and a central island. • Dining area that can accommodate a large table for exceptional dinner parties. Master Suite • Very large bedroom with custom-made walk-in closet and built-in storage. • Luxurious en-suite bathroom with freestanding bathtub, walk-in shower, double marble vanity, and designer lighting. • An office. Level 7: Second En-Suite Bedroom • Spacious bedroom with dressing area and full bathroom (bathtub, shower, and toilet). Third En-Suite Bedroom • Bedroom with dressing room and shower room with toilet. Annex: • One outdoor parking space within the residence. • A cellar. • Secure access with keypad entry and video intercom. • Immediate proximity to shops, Michelin-starred restaurants, private beaches, and public transport. Please also note that there is the possibility of acquiring a garage with a studio, if needed. (This property belongs to a different owner than the apartment.) This apartment is an exceptional property, combining historic architectural prestige with modern luxury. It is intended for a discerning clientele who appreciate light, space, and breathtaking views over Cannes and the sea. Agency fees payable by vendor - Nombre de lots dans la copropriété: 41 - Montant moyen de la quote-part de charges courantes 6,360 €/yearly





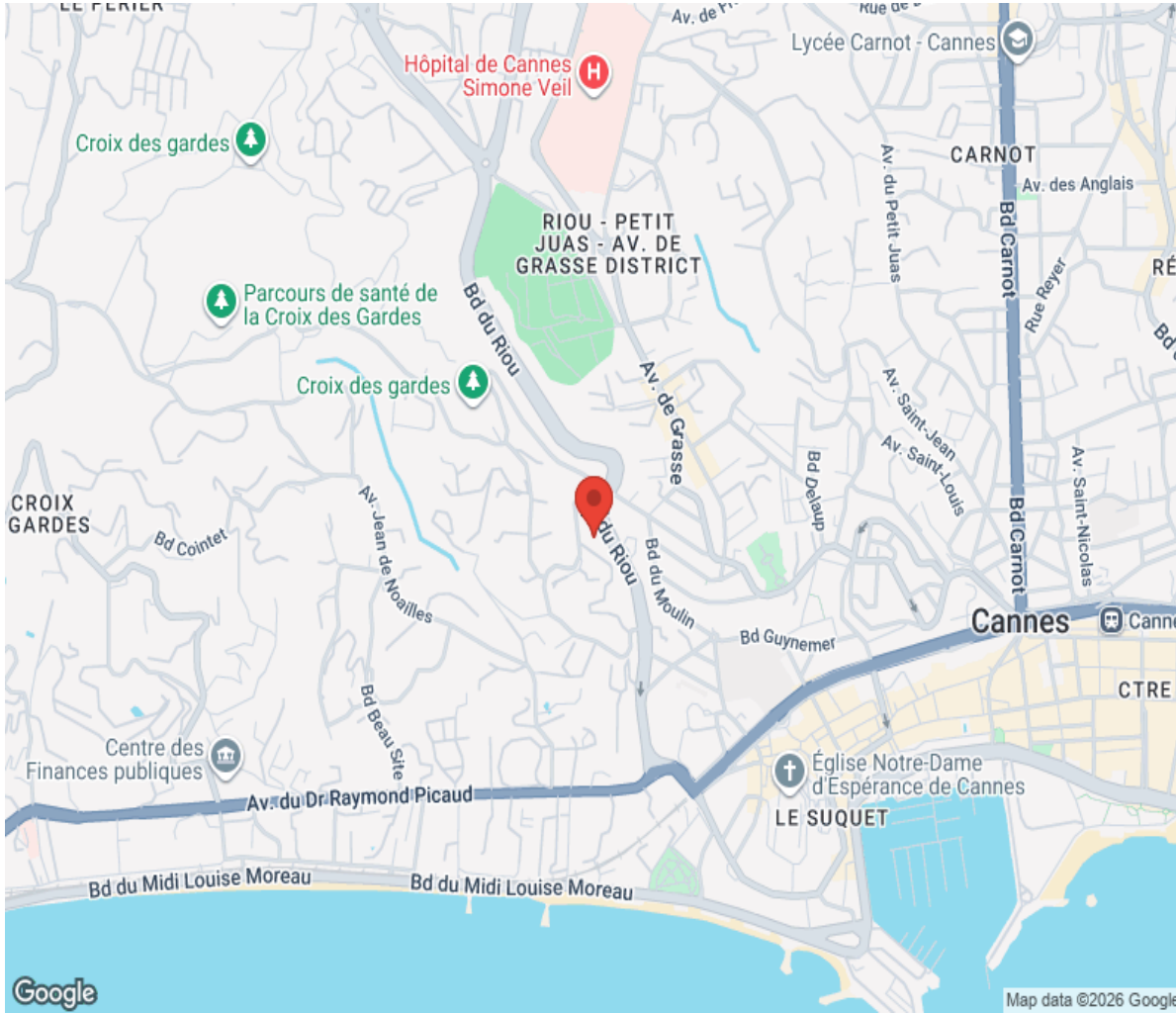








Location



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