

CANNES CROIX DES GARDES Prestige apartment with panoramic sea view 3 rooms | 2 bedrooms | Top floor | 98.28sqm



INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	98 m2
Outside Space:	25 m2

IN BRIEF

Cannes Croix des Gardes | Top Floor | Panoramic Sea View

98.28 m² | 3 Rooms | 2 Bedrooms | Terraces | Garage | Pool

Live the dream of the South of France with this fully renovated, top-floor apartment offering breathtaking panoramic sea views over the Bay of Cannes and the Lérins Islands.

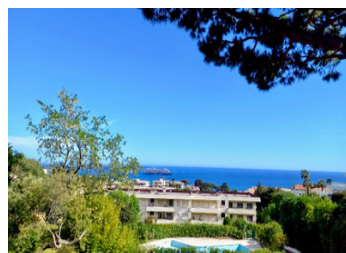
Located in a secure, luxury residence with a pool, gardens, and caretaker, just minutes from the beaches and city centre, this light-filled home features:

40 m² living area opening onto a 14 m² south-facing terrace

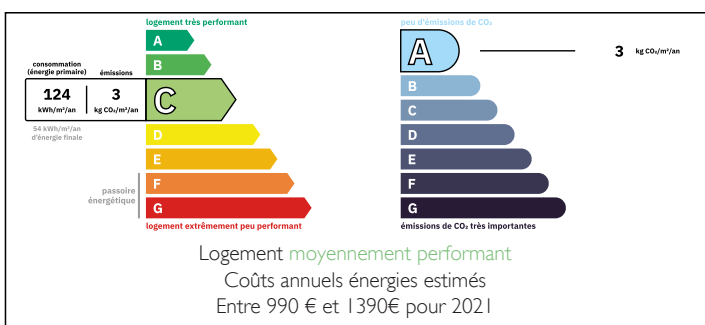
Separate modern kitchen with private balcony

Master suite with terrace access + 2nd bedroom with en-suite

Guest WC, utility room, plenty of storage

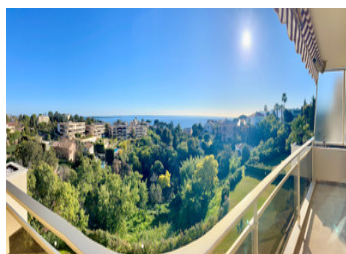


ENERGY - DPE



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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 foncière: 2451 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ideally located in one of Cannes' most prestigious and peaceful residential areas, just minutes from the city centre and the beaches, this exceptional top-floor apartment offers the perfect blend of luxury, serenity, and Mediterranean charm.

Set within a high-end, secure residence with beautifully maintained gardens, a pool, and an on-site caretaker, this 98.28 m² through apartment has been fully renovated using high-quality materials, combining timeless elegance with modern comfort.

Step into a bright and spacious living area of approx. 40 m², opening onto a south-facing terrace of 14 m² — the perfect place to enjoy al fresco dining, peaceful mornings, or sunset drinks with friends and family, all while soaking in the breathtaking panoramic sea view over the Bay of Cannes and the Lérins Islands.

The modern, fully equipped kitchen opens onto a private north-facing balcony with no overlooking neighbours — a quiet spot for morning coffee or relaxed cooking.

The night area includes:

A master suite with dressing room, en-suite bathroom, toilet, and direct terrace access

A second bedroom with its own shower room

A separate guest toilet, utility space, and plenty of built-in storage

Every detail has been carefully designed for maximum comfort and sophistication. Adjustable lighting allows you to set the perfect atmosphere, day or night.

The property also includes two secure underground parking spaces and a private cellar.

Some images have been digitally enhanced to help you visualise the full potential of the space.

Imagine waking up every morning to the gentle light