

Sea View Apartment with Terrace, 2 Bedrooms, Pool & Secure Residence



INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	71 m2
Outside Space:	21 m2

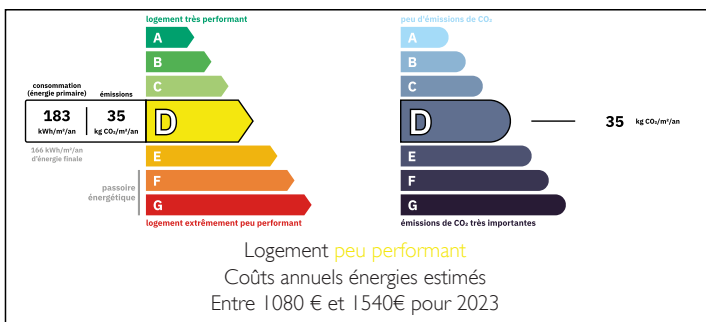
IN BRIEF

Sea View Apartment in Cannes – Croix des Gardes Experience elegance and comfort in the heart of one of Cannes' most sought-after residential areas. Located in the prestigious Croix des Gardes district, this 71.25 m² apartment offers the perfect blend of refinement, sea view, and quality of life.

This bright and airy property features two spacious bedrooms, a generous living area filled with natural light, and a terrace with panoramic views over the Mediterranean – the perfect spot to savour each moment.

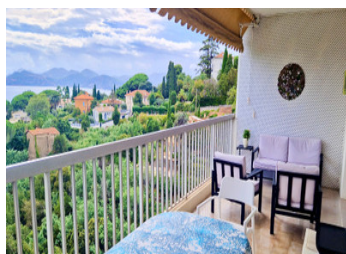
Designed for modern comfort, the apartment includes air conditioning, aluminium sliding windows, and electric shutters. It is part of a secure and well-maintained residence with a caretaker, intercom system, elevator, swimming pool, and tennis court, a true haven of peace just minutes from the beaches and the famous Croisette.

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.



DESCRIPTION

Sea View Apartment – Cannes Croix des Gardes
Live the dream of owning a home in Cannes, in one of its most prestigious and peaceful neighborhoods: La Croix des Gardes.

Nestled between lush green hills and breathtaking views of the Mediterranean, this exclusive location offers both tranquility and immediate access to the vibrant heart of Cannes.

This bright and elegant 71.25 m² apartment combines modern comfort, refined design, and exceptional lifestyle. It features two spacious bedrooms, a generous sunlit living area, and a terrace with panoramic sea views — perfect for enjoying a morning coffee or a peaceful sunset over the sea.

Designed to meet the highest expectations, the property offers premium features including air conditioning, aluminium sliding windows, and electric shutters. It is part of a secure, upscale residence with a caretaker, intercom system, elevator, swimming pool and tennis court — a true haven of peace, just minutes from the beaches, the Old Port, and the legendary Croisette.

The fully equipped contemporary kitchen completes this rare property, making it ideal for a primary residence, a second home, or a high-yield rental investment.

Highlights:

- Unobstructed sea views over the Bay of Cannes
- Prestigious residence with pool and tennis court
- Absolute peace in a lush and green environment
- Security, comfort, and high-end amenities
- Only 7 minutes from the Croisette, beaches, and shops
- Easy access to main roads and Nice International Airport

A rare opportunity to live ,or invest , in a true Riviera gem, where prestige, nature, and panoramic

LOCAL TAXES

Taxe habitation: EUR

NOTES