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## 2 bedroom New Build in Alpes-Maritimes

Cannes , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€440,847**

inc. of agency fees

2 Beds

64 sqm

The Charm Of The Prestigious  
Welcome To This Renovation  
Program In Cannes, A City That  
Evokes Glamor And Elegance On  
The French Riviera....

### At a Glance

**Reference** MFH-PROAN2172165

**Near to** Cannes

**Price** €440,847

**Bed** 2

**Pool** No

**Hab.Space** 64 sqm

**Land Tax** N/A

### Property Description

## THE CHARM OF THE PRESTIGIOUS

Welcome to this renovation program in Cannes, a city that evokes glamor and elegance on the French Riviera. This residence is nestled in the Petit Juas district, close to the SNCF station, the Old Port, the Croisette and the Palais des Festivals. Cannes is known worldwide for its Cannes Film Festival and its golden sandy beaches, making this city a prestigious place with international influence.

## STRATEGIC LOCATION

The Petit Juas renovation program in Cannes benefits from a strategic location, in close proximity to 4 higher education establishments, making it an exceptional opportunity for students. In addition, its proximity to the Old Port, the Croisette and the Palais des Festivals makes it an ideal choice for seasonal workers. This privileged location provides easy access to everything Cannes has to offer.

## A DOUBLE ADVANTAGEOUS INVESTMENT

Located in a booming residential sector, this Cannes renovation program offers a clever response to the student and seasonal rental markets. The reasonable prices adapted to both types of population make this investment a wise choice. Its ideal location favors furnished rentals for students and seasonal workers, thus maximizing potential rental yield. In addition, its proximity to the Palais des Festivals allows for optimization in conference management, opening up new opportunities.

## CAREFULLY RENOVATED ARCHITECTURE

This renovation program for Petit Juas consists of 2 floors housing 10 apartments, ranging from studios to T2 Duplexes, for a total surface area of 287 m<sup>2</sup>. The building has been completely renovated, from the apartments to the common areas, including the facades, with the use of quality materials. The apartments are fully furnished, air-conditioned, equipped and decorated according to current trends, guaranteeing optimal living comfort.

## A RESIDENCE READY TO RENT

This renovation program in Cannes was delivered in July 2020, and the rental is effective. You can therefore invest with complete confidence, taking advantage of the immediate availability of this residence. Every detail has been thought of to provide a pleasant, modern and functional living environment, whether for student or seasonal tenants.

## OPPORTUNITY IN THE HEART OF THE COTE D'AZUR

In summary, this renovation program in Cannes represents a unique investment opportunity in one of the most popular cities on the French Riviera. Its strategic location, carefully renovated architecture and fully equipped accommodation make it a wise choice for those looking for a profitable investment in rental property on the French Riviera. Discover the elegant life of Cannes within this renovation program of Petit Juas.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Price	€440,847

### Key Information

Internal Area:	64 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery





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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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