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## 3 bedroom New Build in Alpes-Maritimes

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



**€760,000**

inc. of agency fees

3 Beds

91 sqm

A Prestigious Setting In The Heart Of Cannes Discover This Beautiful New Development In Cannes, Located In One Of The Most Sought-after...

### At a Glance

**Reference** MFH-PROAN3061714

**Near to** Cannes

**Price** €760,000

**Bed** 3

**Pool** No

**Hab.Space** 91 sqm

**Land Tax** N/A

### Property Description

## A PRESTIGIOUS SETTING IN THE HEART OF CANNES

Discover this beautiful new development in Cannes, located in one of the most sought-after areas of the Côte d'Azur. Cannes, an internationally renowned city, embodies glamour, refinement and the French art of living. Known for its famous Film Festival, its private beaches and its luxury boutiques, this Mediterranean city offers an exceptional quality of life. This new development is located in the immediate vicinity of the famous Croisette and the "banana" district, an ideal location that puts you just a stone's throw from the best addresses in Cannes: prestigious boutiques, Michelin-starred restaurants and iconic beaches.

## AN IDEAL LOCATION FOR A UNIQUE LIVING ENVIRONMENT

This new development in the heart of the city benefits from a privileged location that combines the calm of a residential area and the proximity of the excitement of the center of Cannes. Just a few minutes from the main shopping streets and beaches, the residence offers quick access to public transport, schools, and amenities. The Cannes hypercentre, with its lively streets and Provencal markets, is within easy reach, offering a dynamic living environment, while preserving ideal tranquility for residents.

## A CONTEMPORARY AND ELEGANT ARCHITECTURE

The new Cannes program is distinguished by a modern architecture, with clean lines, which integrates perfectly into its urban environment. The elegance of the facade reflects the harmony between the noble materials used and the prestigious setting in which the residence is located. The architectural design favors natural light and spacious volumes, offering apartments where a warm and welcoming atmosphere reigns. Each accommodation has been designed to offer comfort and modernity while integrating perfectly into the Cannes lifestyle.

## HIGH-END HOUSING FOR OPTIMAL COMFORT

The new development in the heart of the city offers 12 apartments ranging from 2-room apartments to rooftop villas, each designed to meet the expectations of the most demanding buyers. The refined finishes, high-end materials and integrated technologies guarantee an

optimal level of comfort. The apartments are designed to offer bright and airy living spaces, with spacious terraces and no overlooked views, allowing you to fully enjoy the Mediterranean climate in an intimate and peaceful setting.

#### New construction advantages

All new maintenance-free constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient construction RT2020, capital gain after delivery, and optional layout and finishing adjustments when you reserve on time.

A French notary supervises the purchase, and you have our guidance until delivery. We present different sizes to each new construction project to give you an idea of the price range. Contact us to get the project brochure and to learn about the latest availability!

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Price	€760,000

### Key Information

Internal Area:	91 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery





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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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