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## 3 bedroom New Build in Alpes-Maritimes

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



**€630,000**

inc. of agency fees

3 Beds

105 sqm

Located In The Heart Of A Preserved Environment, This New Real Estate Development In Cannes Offers An Ideal Living Environment Between...

### At a Glance

**Reference** MFH-  
PROAN3367856

**Bed** 3

**Near to** Cannes

**Pool** No

**Price** €630,000

**Hab.Space** 105 sqm

**Land Tax** N/A

### Property Description

Located in the heart of a preserved environment, this new real estate development in Cannes offers an ideal living environment between nature and the city. Designed to guarantee comfort and modernity, it offers bright apartments ranging from 2 to 4 rooms, with generous outdoor spaces. The secure residence, surrounded by a wooded park, combines contemporary architecture with traditional Côte d'Azur touches. Each apartment benefits from optimized layouts and high-quality amenities, meeting the latest environmental standards for sustainable and efficient housing.

The neighborhood where this new real estate development is located in Cannes is booming, combining a village feel with urban dynamism. Close to beaches, shops, and educational facilities, it guarantees a convenient and pleasant daily life. Residents will enjoy optimal accessibility with nearby public transportation, facilitating travel to the city center and economic hubs. This strategic location ensures a balanced living environment, combining serenity and connectivity.

Designed with residents' well-being in mind, this development offers an exceptional landscaped environment, incorporating a forest garden and social spaces. A pétanque court, playgrounds, and shaded walkways are provided to encourage interaction and relaxation. Each unit is designed to maximize natural light and offer unobstructed views of the surrounding greenery. The architectural design is inspired by Mediterranean traditions, featuring high-quality materials and meticulous finishes.

This new real estate development in Cannes is committed to an eco-responsible approach, meeting the requirements of the RE 2020 regulations and quality labels. It guarantees energy-efficient housing, offering optimal thermal and acoustic comfort. Thanks to its strategic location and high-end amenities, it represents an ideal opportunity for a long-term investment or a primary residence combining modernity and the Mediterranean art of living.

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	€630,000

### Key Information

Internal Area:	105 sqm
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**Location: Provence-Alpes-Cote d'Azur**



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## 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).

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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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