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1 bedroom New Build in Alpes-Maritimes

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



€207,000

inc. of agency fees

1 Beds

27 sqm

This Real Estate Development Located In Cannes Is The Result Of A Complete Renovation, Offering The Charm Of The Old With The Comfort...

At a Glance

Reference MFH-
PROAN3372564

Bed 1

Near to Cannes

Pool No

Price €207,000

Hab.Space 27 sqm

Land Tax N/A

Property Description

This real estate development located in Cannes is the result of a complete renovation, offering the charm of the old with the comfort of the new. It benefits from reduced notary fees compared to the existing rate. Eligible for LMNP status, it... Here is a summary in four five-line paragraphs, including the requested keywords:

This new development in Cannes is located in one of the city's most sought-after areas: Croix des Gardes. This residential neighborhood, perched on the hills, offers a peaceful setting in the heart of a vast forest park. The residence enjoys panoramic views of the Mediterranean and the Lérins Islands. Just a few minutes from the city center, it combines tranquility and accessibility. It is an ideal location for vacation stays or as an investment property.

The residence offers 31 fully renovated apartments, from studios to three-bedroom units, with private terraces or gardens. Each apartment has been designed in a harmonious blend of natural materials and light colors. The interior spaces extend outdoors, inviting vegetation into the home. The decor is inspired by the marine and Mediterranean environment. The interior design prioritizes space optimization and comfort.

Residents will benefit from quality amenities: an infinity pool with sea views, a tennis court, sports areas, a concierge service, and restaurants. This new development in Cannes Croix des Gardes blends perfectly into a lush green setting, nestled between nature and the sea. The high-end amenities make it a luxury residence conducive to relaxation. The complex promotes a refined lifestyle, in keeping with the Cannes identity. It appeals to both residents and investors.

The Croix des Gardes neighborhood appeals with its authenticity and tranquility, while being close to the beaches and Cannes' entertainment. The city, world-renowned for its film festival, attracts an international clientele each year. The development is eligible for LMNP (Local Markets and Residential Properties), offering a favorable tax framework for furnished seasonal rentals. Attractive profitability, optimized taxation and rare location are the major assets. A

real estate project with great potential in the heart of the Côte d'Azur.

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:	1
Price	€207,000

Key Information

Internal Area:	27 sqm
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Location: Provence-Alpes-Cote d'Azur



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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

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S. and L. BROWN



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