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## 2 bedroom New Build in Alpes-Maritimes

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



**€354,600**

inc. of agency fees

2 Beds

36 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-  
PROAN3375358

**Bed** 2

**Near to** Cannes

**Pool** No

**Price** €354,600

**Hab.Space** 36 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:	2
Price	€354,600

### Key Information

Internal Area:	36 sqm
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**Location: Provence-Alpes-Cote d'Azur**



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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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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