



MAGREY & SONS
LUXURY REAL ESTATE



Réf: 0246

Apartment - Cannes - 354.46 m²



SOLE AGENT : CANNES CALIFORNIE. Villa-apartment overlooking the Bay of Cannes and the Esterel hills. In the heart of La Californie in a small, very exclusive and secure building. Remarkably well laid-out, this apartment offers a living area of 354 sqm Loi Carrez, 4 terraces of approximately 60 sqm in total (3 south facing and 1 north facing) and a private garden (approximately 200 sqm) with direct access to the park. A series of reception rooms, i.e. 2 separate lounges, a dining room, Full master suite and 2 other suites. State-of-the-art security system for both the building and the apartment (Reinforced bay windows, alarm system, 24-hour security, etc...). Swimming pool, park of 2,5 hectares, 2 underground parking spaces, 2 cabins at the swimming pool.

Living area : 354.46 m²
Number of bedroom : 4

Caretaker : yes
Number of parking : 2

**Energetic consumption :
147,0 kWhEP/m².a (C)**
**Greenhouse gas emission :
21,0 kWhEP/m².a (D)**

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