



# LIMANDAT

REAL ESTATE

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## Cannes Croix des Gardes - New apartment in an exceptional develo

For sale

375 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>	<i>City</i> <b>Cannes</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>45,49 m<sup>2</sup></b>	<i>Terrace area</i> <b>10,83 m<sup>2</sup></b>	<i>Land area</i> <b>40,36 m<sup>2</sup></b>	<i>Garden area</i> <b>40,36 m<sup>2</sup></b>
<i>Total area</i> <b>56,32 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>	<i>Bathroom</i> <b>1</b>	<i>Box</i> <b>1</b>
<i>Condition</i> <b>New</b>	<i>View</i> <b>Unobstructed view</b>	<i>Exposure</i> <b>East</b>	<i>Ref.</i> <b>85347578</b>

Located in the heart of the sought-after Croix des Gardes district, just a few minutes from the center of Cannes and the beaches, this luxury development offers 9 luxury apartments in a green, residential environment. With unobstructed views and harmonious integration into its natural setting, this residence is ideal for those seeking calm without compromising proximity to amenities.

Apartment features :

Types available: From T2 to T4, with spacious terraces and private gardens on the ground floor. Living areas: From 45 to 113 m<sup>2</sup>, with generous outdoor spaces. Private parking: Each apartment has secure underground parking. Exceptional location: The Croix des Gardes neighborhood is known for its natural parkland and panoramic views of the Mediterranean, offering a peaceful living environment yet close to the hustle and bustle of the Croisette and local shops. Access to the freeways and Cannes train station is quick and easy, making it easy to get around on a daily basis or to visit nearby destinations.



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Page  
1/2

Ref. : 85347578

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Conveniences and services: schools, shops and Cannes' beaches are just a short stroll away for a pleasant daily life. The ideal location to enjoy everything the Côte d'Azur has to offer, in an exclusive, unspoiled environment.

Delivery 4th quarter 2026. Reduced notary fees.

Property subject to co-ownership status. Fees at seller's expense.

Information on the risks to which this property is exposed is available on the Géorisques website [georisques.gouv.fr](http://georisques.gouv.fr)

