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Exclusive to Cannes – Croix des Gardes - 5-room apartment - Terr

For sale

1 995 000 €

Product type **Apartment**	*Num rooms* **5 rooms**	*City* **Cannes**	*Country* **France**
Living area **169,55 m²**	*Terrace area* **119,85 m²**	*Total area* **289,40 m²**	*Bedrooms* **3**
Bathrooms **4**	*Parking* **1**	*Cellar* **1**	*Box* **1**
Annual costs **9 600 €**	*View* **Unobstructed view**	*Exposure* **South**	*Ref.* **MZICA7460**

A haven of serenity nestled between the sky, the sea, and nature

In the heart of the sought-after Croix des Gardes neighborhood, just steps from the beaches, the Forville Market, and the vibrant energy of Cannes, lies a rare gem: a raised garden-level apartment nestled in an intimate, high-end residence that is secure and guarded, featuring a swimming pool and landscaped grounds.

Here, absolute tranquility and the complete absence of overlooking buildings ensure unspoiled privacy, while a south-facing orientation floods the living spaces with abundant natural light. The spacious living area, approximately 70 m², opens onto an 84 m² terrace and extends into a tree-lined garden offering a soothing view of the sea, inviting a life in harmony with nature.

The sleeping area, designed with comfort in mind, includes three bedrooms, each with its own private bathroom or shower room, as well as ample storage and custom-built walk-in closets. A separate kitchen, complete with a dining area, opens onto a second furnished terrace of 35 m², ideal for al fresco dining.

This exceptional property is complemented by a cellar, private outdoor parking, and an underground garage.

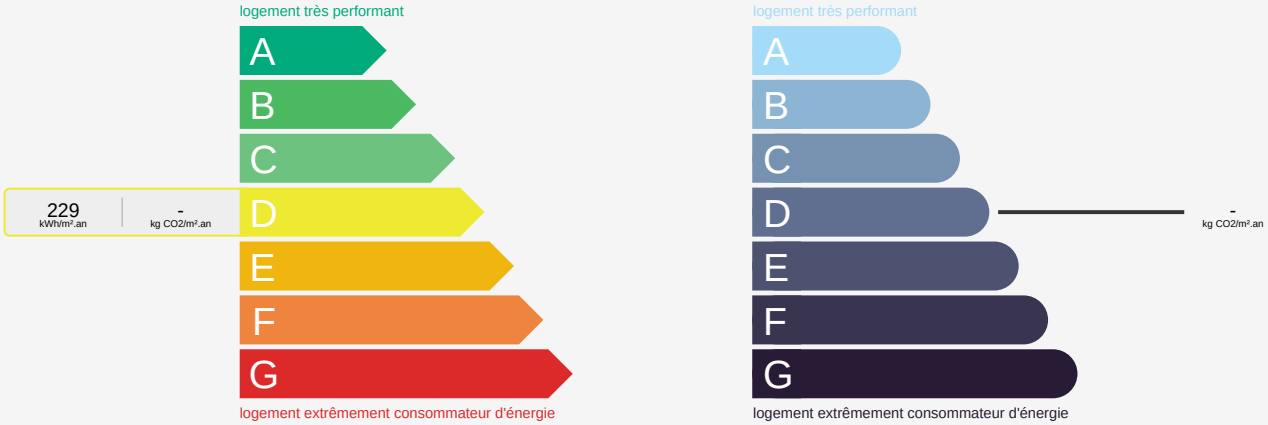
There is the option to purchase a guest room for an additional fee, for even more personalized comfort.

An apartment combining sophistication, spaciousness, and the Mediterranean lifestyle—a must-see opportunity not to be missed.

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