Magrey And Sons Monaco
2, avenue Saint Laurent
98000 Monaco
Phone : +377 97 70 10 10
Fax : +377 97 70 10 11
monaco@magrey.com
www.magreymonaco.com



CANNES CROISETTE

For sale

5 490 000 €

Product type **Apartment**	*Num rooms* **+5 rooms**	*City* **Cannes**	*Country* **France**
Living area **248 m²**	*Terrace area* **380 m²**	*Total area* **628 m²**	*Bedrooms* **5**
Condition **New**	*Exposure* **South**	*Ref.* **13703**	

A unique property: the spirit of a villa, the rarity of a 5-bedroom duplex.

Just a few steps from Port Canto, between central Cannes and Palm Beach, this truly exceptional property offers a remarkably rare configuration on the Croisette: a 248 sqm duplex with its own private entrance, a 380 sqm private garden, private swimming pool and several parking spaces.

An exceptional opportunity on the Croisette, offering the privilege of living in an apartment while enjoying the independence, privacy and lifestyle of a villa.

Fully renovated to a high standard, the property is arranged over two levels and opens generously onto its outdoor spaces. The main level features a spectacular approximately 90 sqm living area, bathed in natural light and extending onto a 20 sqm terrace with pleasant sea views.

The living room and dining area create an elegant and welcoming space, equally suited to everyday living and entertaining. The open-plan kitchen is fully equipped and designed to meet the demands of both family life and entertaining, with two sinks, two refrigerators, a freezer with ice maker and a 128-bottle wine cellar.

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The sleeping quarters comprise five generous bedrooms, each with its own private bathroom, providing comfort and privacy for every occupant.

The master suite offers particularly generous proportions, with a 31 sqm bedroom, an 11 sqm bathroom and separate WC.

A second bedroom benefits from its own independent entrance, making it particularly versatile and suitable for staff, guests or completely independent accommodation, with the possibility of creating an outdoor kitchenette.

Outside, the property truly reveals its unique character. The 380 sqm private garden, designed around a reflecting pool, forms a natural extension of the living spaces. Automatic irrigation, integrated lighting and electric awnings allow the outdoor areas to be enjoyed to the fullest, creating a genuine villa-style atmosphere.

The property benefits from a range of contemporary features, including reversible air conditioning throughout, heated walls in the bathrooms, a remote-controlled ethanol fireplace, professionally monitored security alarm, video intercom, security glazing and electric roller shutters.

An 8 sqm laundry room and two hot-water tanks complete the property.

The independence of a villa, including private parking

Another particularly rare advantage is the combination of privacy and parking. The property benefits from two to three private parking spaces, further reinforcing the feeling of having a private residence with direct access — an exceptionally rare feature on the Croisette.

A property designed for both lifestyle and investment

Beyond its exceptional residential appeal, this property also offers a genuine investment and rental dimension.

Its five en-suite bedrooms, generous entertaining areas, private garden, swimming pool, independent entrance and multiple parking spaces are all highly sought-after features within the Cannes luxury rental market.

The property therefore offers the opportunity to combine strong rental returns with the ownership of a rare and high-quality real estate asset, in one of Cannes' most prestigious and sought-after locations.

A property that brings together two qualities rarely found in the same asset: long-term wealth preservation and genuine rental income potential.

Particularly low service charges: euros300/month.

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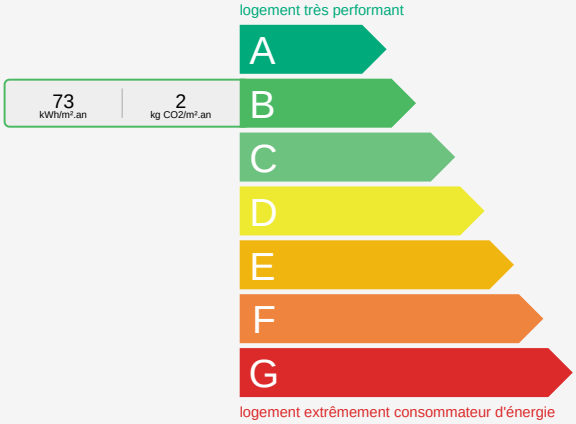

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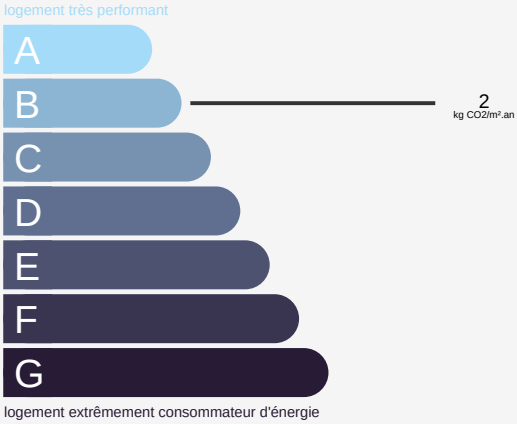
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