



# Spacious 5 bedroom apartment on La Croisette

Cannes, French Riviera

Asking Price 4,490,000 €\* Agency fees payable by the vendor. Fee table available online at [savills.fr](https://www.savills.fr) and on request.



- La Croisette
- Completely refurbished
- Bourgeois building
- 5 en suite bedrooms
- Ideally rental investment
- 195 sq m
- DPE in progress
- CAN200123

### About this property

Located on the famous La Croisette in the city centre, this magnificent apartment has been completely refurbished with high quality materials.

This luxury apartment of approximately 195 m<sup>2</sup>, located on the 3rd floor of a beautiful bourgeois building with an elevator, offers a rare view of the Palais des Festivals and the Old Port. Decorated with great attention, the apartment combines the bourgeois charm with its cornices, its parquet, its high ceilings and the comfort of luxury hotels.

In addition to a principal bedroom with en suite bathroom, the property includes four further bedrooms with en suite shower rooms.

The apartment offers a fantastic rental potential.

### Local Information

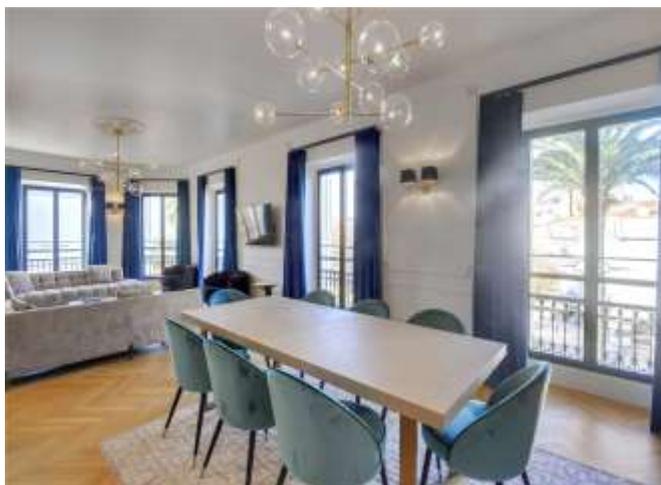
Cannes, a resort town on the French Riviera, located in the Alpes-Maritimes department, is a host city of the annual Cannes Film Festival, MIPIM, and Cannes Lions International Festival of Creativity. It is known for its association with the rich and famous, its luxury hotels and restaurants, and conferences.

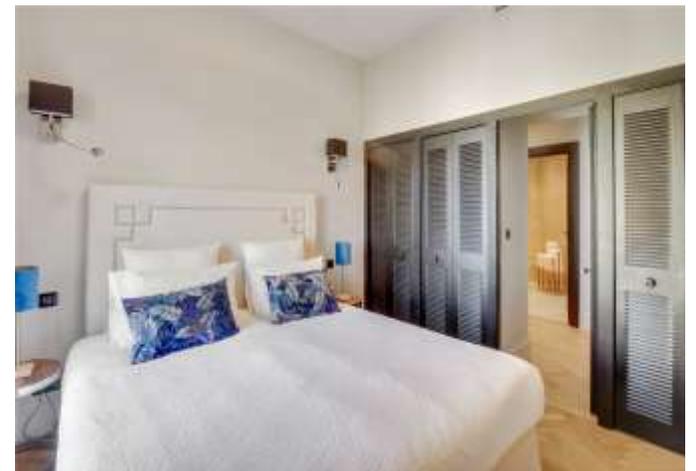
The famous Boulevard de la Croisette, curving along the coast, is known for picturesque beaches, restaurants, cafés and boutiques. There's still enough natural beauty: the harbour, the bay, the clutch of islands off the coast and the old quarter, Le Suquet, full of charm and history. It is home of luxury properties for sale and the best investment opportunities with a large choice of apartments for sale and to let.

Cannes is located of approximately 27km from Nice International Airport, 55km to Monaco and 85km to Saint Tropez.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cannes Office.  
Telephone: +33 (0)4 97 06 06 90.





**Cannes, French Riviera**

**Gross Internal Area** 2099 sq ft, 195 m<sup>2</sup>

**Charges** 1,376 € per trimester

**Tax foncière** 2,907 € per year

**3<sup>rd</sup> floor with elevator**

**Savills Cannes**

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