

# Mandelieu / Cannes - Luxury apartment + 100 m2 + terraces and garage

Price : € 749.000



**Rooms :** 3  
**Views :** Sea, Harbor

**Bedrooms :** 2  
**Reference ID :** 2314 / 473

**Bathrooms :** 2

**Sqft :** 103 m<sup>2</sup>

**Type :** Apartment

## Mandelieu / Cannes - Luxury apartment + 100 m2 + terraces and garage

Very nicely located, in the beautiful domaine "Le Grand Duc" with various luxury apartment complexes, we offer for sale in 'Les Horizons du Grand Duc', this spacious apartment of more than 100m2 with balcony on 2 sides (S / W), garage box , storage room, and GREAT VIEW to the bay of Cannes & the Esterel massif.

This luxury and 24/7 secure domaine, including a caretaker, security service and alarm center for the apartments, is located in an area of ??approximately 100 hectares. There are various sports facilities including a gym, tennis court, sauna, Jacuzzi, 2 x 18-hole golf courses, a 9-hole golf course "Old Course" and "Barbossi Golf"; the former "Riviera Golf". Furthermore just below the building a beautiful and peacefully located overflow swimming pool with a fantastic sea view.

The location, at the Bay of Mandelieu / Cannes, is a few minutes from the beaches and the port of La Napoule, the center of Mandelieu with all shops and restaurants and access to the A-8 to Cannes (10 min), Nice airport (20 minutes) and Monte Carlo (30 minutes).

The apartment building is spacious and offers 2 apartments per floor. Access with elevator and private code.

The format is as follows; In front of the apartment building there are fixed parking spaces and access to the indoor garage with closed garage box.

Closed entrance, hall, stairs and elevator to the 3rd (second highest) floor with a large locked storage room at the rear. Apartment entrance, spacious hall with beautiful floor finishes, continuous throughout the apartment. Cloakroom, guest toilet, very spacious and bright living room (approx. 50m2) with side window and sliding doors over the entire rear to the spacious terrace. Open, luxury kitchen with natural stone worktop and almost all appliances, and access to the terrace. Through the hall access to the sleeping area; hall / corridor, guest room with fitted wardrobes and access to the terrace, en-suite bathroom with shower and sink furniture. Separate 2nd toilet, master bedroom, also with wardrobes and an ensuite bathroom with shower, bathtub and washbasin.

The apartment is fully equipped with an integrated air conditioning system, sonos music system, alarm system and satellite connection.

It has a high-quality finish and can be purchased furnished.

We are happy to make an appointment for viewing.

#### Features :

Sliding windows	Double glazing	Electric shutters	Irrigation sprinkler
Outdoor lighting	Disabled access	Lift	Alarm system
Safe	Caretaker	Intercom	Electric gate
Security door	Swimming pool	Tennis court	Air-conditioning
Home automation	Internet	Caretaker house	Furnished
Well drilling	Optical fiber	TV distribution	Video security
Golf	Bowling green	Sauna	Spa
Playground			

#### Area`s:

1 Entrance	1 Corridor	1 Living room/dining area	1 Terrace
2 Bedroom	1 Walk-in closet	1 Bathroom / Lavatory	1 Shower room
2 Lavatory	1 Cellar	1 Garage	

#### Nearby:

Bus (5 minutes)	Bus hub	Shops (5 minutes)	Beach (5 minutes)
Town centre (5 minutes)	Hospital/clinic	Doctor	Train station
Public parking (50 metres)	Park (50 metres)	Supermarket (5 minutes)	Sea port (5 minutes)
Public pool	Tennis (100 metres)	Golf (5 minutes)	Sport center (100 metres)
Airport (20 minutes)	Sea (5 minutes)	Highway (5 minutes)	University
Convention center (15 minutes)			

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : A

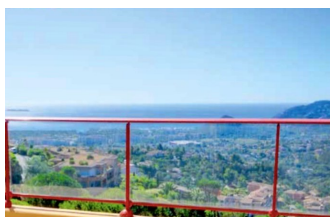
Electricity : 1

Land Value Tax : 1.485 € / year

Housing Tax : 2.267 € / year

Energy - Conventional consumption : 104 kWh/m².year

Energy - Emissions estimate : 3 kg éqCO2/m².year



See more

<https://azurpavillon.com/real-estate/listing/mandelieu-cannes-luxury-apartment-100-m2-terraces-and-garage-3210187>