



HOFBORG PROPERTIES

Sale apartment cannes

3 490 000 Euros



Newly renovated penthouse with amazing sea view, swimming pool and tennis court

CANNES - CALIFORNIE - LUXURIOUS OCEAN VIEW PENTHOUSE

Discover a truly exceptional and rare gem nestled in the heart of the prestigious residential neighborhood of California. This stunning 4/5-room penthouse spanning 140 m<sup>2</sup> is located within the highly sought-after "Le Saint Michel" residence, offering breathtaking views of the Bay of Cannes.

Spread across two levels, this contemporary-style duplex exudes elegance and sophistication with its top-notch features and finishes. Step into the grand entrance hall and be captivated by the spacious double living room and dining area. The sun-drenched South-facing terrace spanning 20 m<sup>2</sup> provides the perfect spot for relaxation and entertaining. The fully equipped and meticulously designed "Miele" kitchen is a culinary enthusiast's dream.

Indulge in the luxury of privacy with separate guest toilets and enjoy a serene moment on the 4.24 m<sup>2</sup> balcony. The penthouse boasts three generously sized bedrooms, each with its own ensuite bathroom or shower room and dressing area. The master bedroom, complete with separate his and hers walk-in closets, offers a sublime retreat. Step onto the meticulously landscaped terrace of 40 m<sup>2</sup>, adorned with lush greenery, a rejuvenating jacuzzi, a summer shower, and a relaxation area.

A separate service room, a cellar, and a garage add the final touches to this extraordinary property, ensuring convenience and ample storage space.

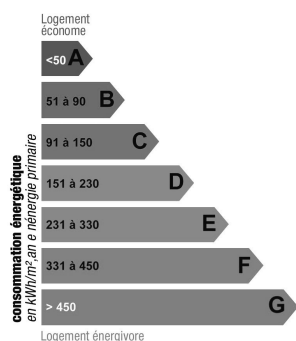
Don't miss this rare opportunity to own a luxurious penthouse with unparalleled ocean views in Cannes' exclusive California neighborhood.

Ref. SMV

Detail

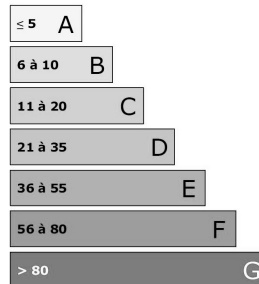
House style	Contemporain	Orientation	South
Living surface	140 sqm	Swimming-pool	Oui
Terrace surface	60 sqm	Heating type	air conditioning
Year of construction	-	Air conditioning	Oui
Number of rooms	5	Internet	Oui
Number of bedrooms	4	Alarm	Non
Number of double bed	-	Safety box	Non
Number of simple bed	-	Garage	Oui
Number of bathrooms	-	Parking	Oui
Number of shower-rooms	4	Cellar	Oui
Floor	12	Distance to the sea	800 m
Nimber of floors	12		

## Energy consumption



Unit : kWhEP/sqm.year

Faible émission de GES



Forte émission de GES

Unit : kgeqCO2/sqm.year

## Photos



