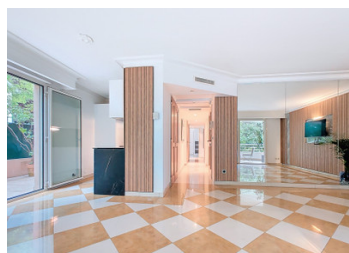
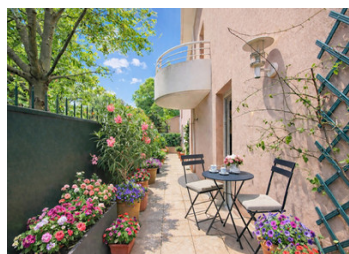


Renovated 2-Bed Corner Apartment in Cannes Oxford – 40m2 Exterior Space - Residence with Pool & Garage



INFORMATION

Town:	Cannes
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	69 m2
Outside Space:	40 m2

IN BRIEF

Located in the prestigious and peaceful Oxford area of Cannes, this 69 m2 corner apartment has been completely renovated.

Situated on the second floor of a luxury residence built in 2006 with elevator featuring a swimming pool and landscaped park, the property offers a serene, green living environment with absolute privacy.

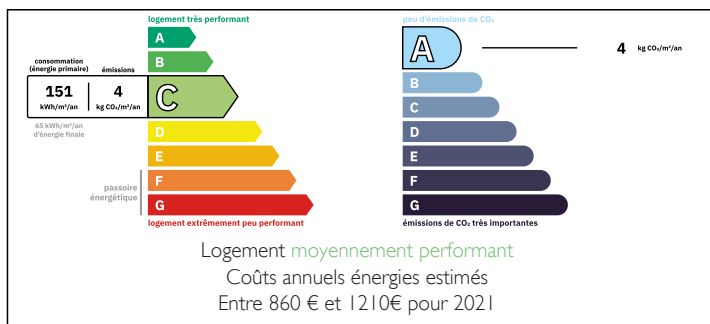
The bright, spacious 31 m2 living room features four corner windows and opens onto a rounded 10 m2 balcony overlooking the park. A modern kitchen connects seamlessly to the living space. The layout includes two bedrooms with custom walk-in closets, thereof a master suite with an en suite shower room, an additional bathroom, and an independent toilet.

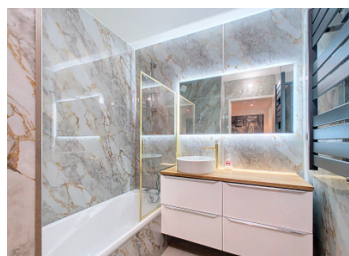
Every room provides direct access to a magnificent

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 1990 EUR

NOTES

DESCRIPTION

OVERVIEW:

Nestled in the heart of a lush, residential haven in the highly sought-after Oxford district of Cannes, the apartment is positioned on the second floor of an upscale, secure condominium built in 2006. Residents enjoy exclusive access to beautifully manicured park grounds and a pristine swimming pool.

The property features a high-end designer renovation, marrying contemporary luxury with optimal comfort. Standout architectural details include striking wood-slatted accent walls, expansive custom mirrors that amplify the abundance of natural light, and elegant checkerboard flooring. The residence rules explicitly authorize short-term seasonal rentals (with a minimum duration of one week), making this an outstanding opportunity for a premium rental investment.

LAYOUT:

Internal living surface of 69.12 m² (Loi Carrez) and over 40 m² of external spaces: Entrance Hall: 8 m²
Living & Dining Room: 32 m²
Living room curved balcony: 10 m²
Kitchen: 4 m²
Bedroom 1: 8.42 m²
Bedroom 2 (Master Suite): 10.27 m² – A bright bedroom complete with its own private, contemporary ensuite shower room of 1.80 m².
Main Bathroom: 3.56 m²
Guest WC: 1.06 m²
Continuous Terrace: 30 m²
Underground Garage and storage room are included in the price.

AREA:

The Oxford neighborhood is historically celebrated as one of Cannes' most elegant, quiet, and green residential sectors. It offers an idyllic escape from the bustling city center while remaining incredibly well-connected. The apartment is located in immediate proximity to the renowned Clinic