



### Lovely 3 bedrooms apartment with panoramic Sea view Cannes

**Reference No:** 1491

**Price Euros:** 1,575,000

**Area:** Cannes

**Town:** Cannes

**Department:** Alpes Maritimes

**Bedrooms:** 3

**Land Size m2:** 0

**Habitable space m2:** 140

**Full Description:** This high end complex is located in a calm residential area in Cannes. The exceptional landscaped residence is conveniently located a few minutes from the downtown in Cannes.

In a very quiet residential district a stone's throw from the legendary La Croisette, but far from the bustle of urban traffic, The RESIDENCE BEAUSITE PARK combines the charms of a privileged site and the convenience of the proximity of everything you may need: Sea and beach, School Stanislas - the best of the region, Shops, Sport facilities. The residence is surrounded by gardens, trees, and flowers. It also has a large swimming pool from which one can admire the sea or the hills.

The environment is calm, from the balconies, the living room or the master bedroom, you can see the hills or the moon light reflecting on the sea surface.

The entrance to the apartment unit is very bright and is about 6 m<sup>2</sup>.

The halogen lights in the ceiling create very good light and brightness.

The entrance hall gives access to the powder room with a vanity carved in natural stone marble.

For a maximum of security, the entrance door has a triple lock system Fichet with the latest generation locks number 787.

Direct panoramic view from the living room.

A large living room of area 47 m<sup>2</sup> has south and west orientation, and surrounded by large terraces which are 3 meters wide.

The plaster moldings include 20 halogen lights on the ceiling.

You have about 1000 W of lights around the room with a dimmer allowing you to adjust to the needed comfort level.

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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The Installation is ready to plug an audio system compatible with life style 48 de Bose. This system allows to monitor the sound inside the unit in different zones.

The kitchen is designed to be functional and beautiful.

The refrigerator model "Trilogy", is designed to allow easy access and space and optimizes usage. This model "Trilogy" has the recent innovations in the industry.

Approximatley 6,50 m, the counter tops have 2,90m dedicated to the sink and cooking area.

The kitchen has large drawers for big items. They are easy to reach and allow ease of organization for every day life.

The sink brand is "Franke" and is very large .

The stove area offers both gas and electrical, is about 90 cm.

The absence of handles in the kitchen underlines a smooth design, which is enhanced with the mirrors on the refrigerator. The light shining color of the kitchen cabinets give a special atmosphere in this kitchen day or night.

The brand of appliances are AEG - Electrolux. This well known brand adds a tone of luxury and reliability to the kitchen.

A enclosed patio natural extension of the kitchen. The well insulated area allows one to relax with a view of the park summer or winter.

The counter tops are granite "Black Zimbabwe" with lights from the above.

This master bedroom of a large size 17 m<sup>2</sup>, has a panoramic view of the sea that could be admired not only from your bedroom but also directly from your bed.

A specially designed area for a flat screen TV

The plaster moldings include two pairs of halogen lights and a speaker. The plaster cornices have been designed in such way to hide curtain rails

This master bedroom has direct access to the master bathroom designed with marble floors and sinks carved in marble stone.

A large balcony 3 meters wide is accessed from the master bedroom large sliding windows.

The floor is made of red alicante marble cut from a large piece of marble and assembled to follow the natural look of the original stone.

The two vanities carved in the stone named Red Alicante add a tone of luxury to this bathroom.

The bathroom elements brand Villeroy boch of the hommage collection are a perfect match with red marble stone.

All elements have a special surfacing layer ceramicplus, which is new breakthrough to reduce stains, and therefore easy cleaning.

The Jacuzzi of brand villeroy boch is made of material "Quaryl". This material has a pleaseant feeling when touched, it is non-skid, and well insulated, the material can be easily recycled.

The second bedroom is 13m<sup>2</sup>.

The floor is covered with marble (30 cm X 60 cm), the same as the other main rooms of the unit. The shining marble floors gives a cozy feeling to this room.

From the large sliding windows, this room has a view of the residence Park and trees. This room is exposed to the south direction and allows you to relax on its private balcony.

The plaster moldings include two pairs halogen lights and a speaker. The plaster cornices have been designed in such way to hide curtain rails

All bedrooms have a separate input plug allowing you to listen to your own private music device such as an I-POD.

The shower room has a mix of asian and western tons, the colors and the setting give create an atomsphere for relaxing.

All bathroom elements are Villeroy Boch brand with the special surfacing named Ceramicplus.

A conic basin: The originality of this model lies in the use of 2 techniques of completion on a single block: the basin is polished while the base is out of grooved marble, of rough aspect .

The shower is a hydrotherapeutic complete unit.

The third oversized bedroom of 18m<sup>2</sup> has been designed to incorporate an office area.

It has all the needed plugs for computer, fax, internet for a home office.

The bedroom/office has a bathroom and a dressing room. The bathroom has a hydrotherapeutic shower and a beautiful sink carved in marble.

The plaster molding include 12 halogens lights and a speaker .

The plaster molding are prepared for curtain rods, which will be hidden behind the moldings.

The ground and the walls are covered with tiling brand Villeroy Coch of the collection CAFÉ DEL MAR.

This collection is a reminder of holidays in the air of your bathroom: The sun, the sea, the coffee, the music, nature and relaxation. This is a reminder of The Coffee del Mar, this mythical place of the Balearic Islands on the island of Ibiza .

The tile brand CAFÉ DEL MAR gives a nice tone to this bathroom.

The CAFÉ DEL MAR tile series as well as the bathroom elements surfaces have a layer ceramicplus for easy maintenance.

The Jacuzzi of brand Villeroy Boch is made of material "Quaryl".

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This bathroom has an upgraded steam shower with TYLO technology with mosaic tile covering the top, to allow the water condensation slide.

The upgraded steam shower is equipped with a hydrotherapy shower system .

A vanity with a special modern design of 120 cm is on a marble counter top of 150 cm, the marble name is créma marfil.

**Property Features:** Air conditioning, Elevator, Large Rooms, Laundry, Quality Fittings, Shared Pool, Staff Quarters, Terrace

**Nearby Amenities:** Airfield, Fitness Center, Local Shopping, Swimming Pool

**View:** Panoramic, Sea view

**Heating:** Rev. climate control



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