

## CANNES | TRIPLEX/PENTHOUSE | 8 ROOMS

For sale France

13 780 000 €

Type	For sale	Total area	792 sqm
Product type	Penthouse/Roof	Living area	512 sqm
Number of rooms	8	Terrace area	280 sqm
City	Cannes	Bedrooms	+5
Country	France	Parkings	+5
		Box	2

**CANNES** - In the renowned Cannes Palm Beach area, discover this exceptional and rare 8-room Triplex-Penthouse with breathtaking sea views, a private pool, and a sun terrace. "Le Florentin" boasts 512 sqm of living space and 280 sqm of terrace, nestled in the heart of the residential district of Palm Beach. Enjoy a panoramic 240-degree sea view stretching from Cap d'Antibes to the Lerins Islands and the Palm Beach harbor. This luxurious and scarce property is a true gem on the French Riviera, conveniently located near the famous Croisette, the Carlton Hotel, other prestigious establishments, chic Cannes restaurants, and the renowned Palais des Festivals.

This fully air-conditioned property features a counter-current heated pool and a sun terrace, complementing its generous and comfortable volumes. The high-end renovation, executed with premium materials, is accessible via a magnificent marble staircase or an elevator.

### The triplex is spread across three levels:

- **Second Floor:** Entrance, open-plan living/dining area with a equipped kitchen, two bedrooms with ensuite, dressing room, bathroom, and a terrace with sea view.
- **Third Floor:** Entrance, three ensuite bedrooms, including a 50 sqm master suite, dressing room with laundry facilities, and a terrace with sea view.
- **Fourth Floor:** Entrance, large open living area with sea and Lerins Islands view, fully equipped open kitchen, office, and a pool. An internal staircase leads to the fifth-floor solarium.

All bedrooms are master suites with private balconies, featuring ensuite bathrooms and dressing rooms.

Located just 50 meters from the beautiful Moure Rouge white sand beach and its harbor, the Penthouse is surrounded by various shops and amenities.

**The basement offers six parking spaces and two boxes with an elevator, providing direct access to the apartments.**

Currently undergoing renovation, the property is scheduled for completion by the end of May 2024.

### Additional Information:

- Annual Charges: €10,158.80
- Property Tax: €6,579 annually
- Energy Performance Rating (DPE): Energy Class = C, Climate Class = A

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- Carrez Law (usable floor area): 511.8 sqm

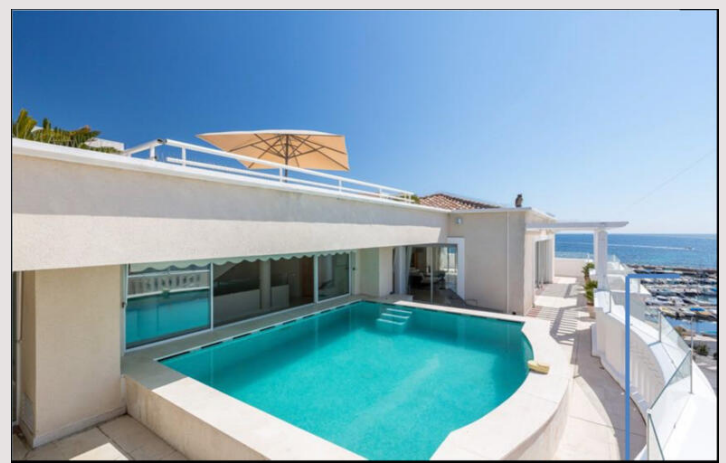
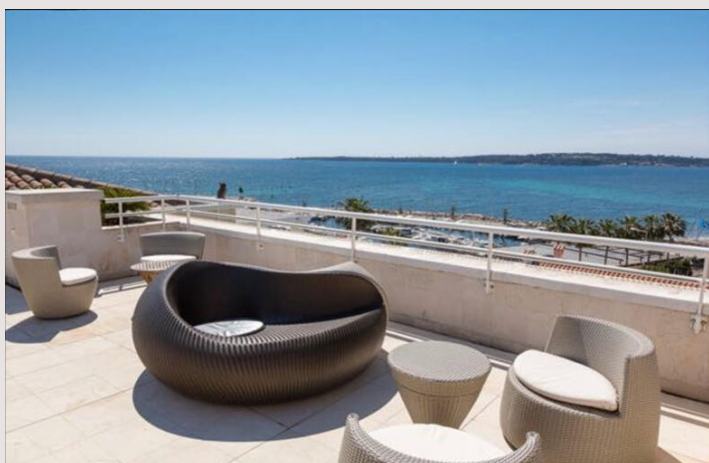
### CONTACT:

**Ashley MAHFOUDH**

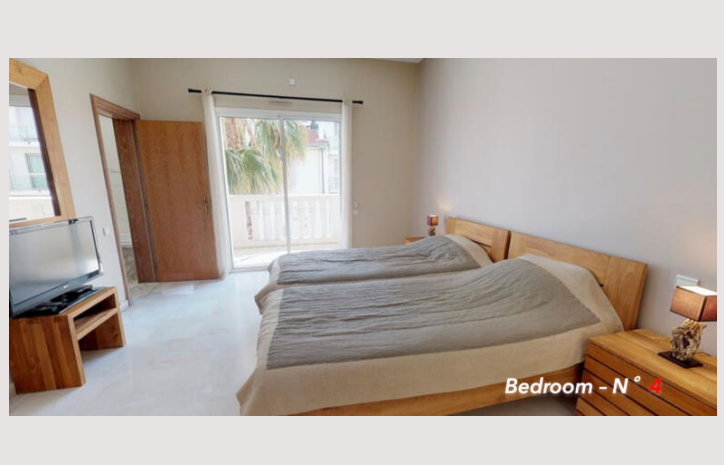
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**E-mail: ashley@mpmonaco.com**

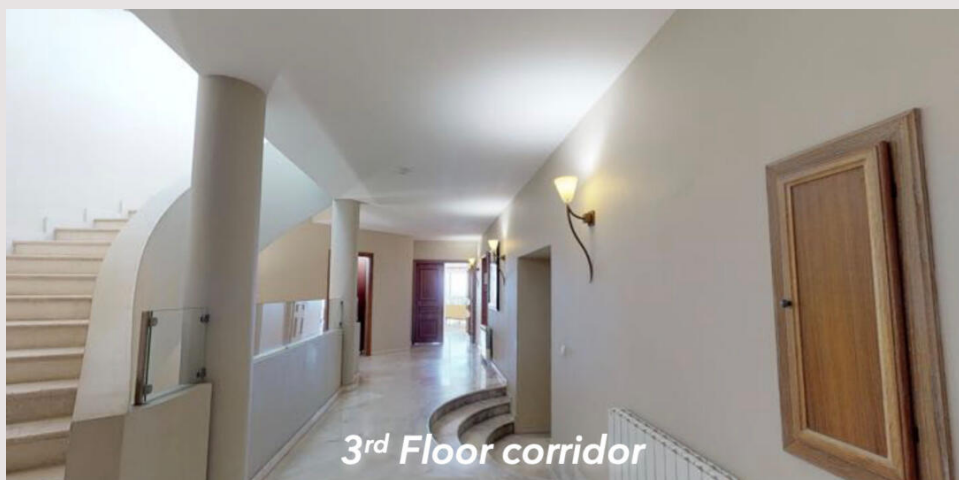
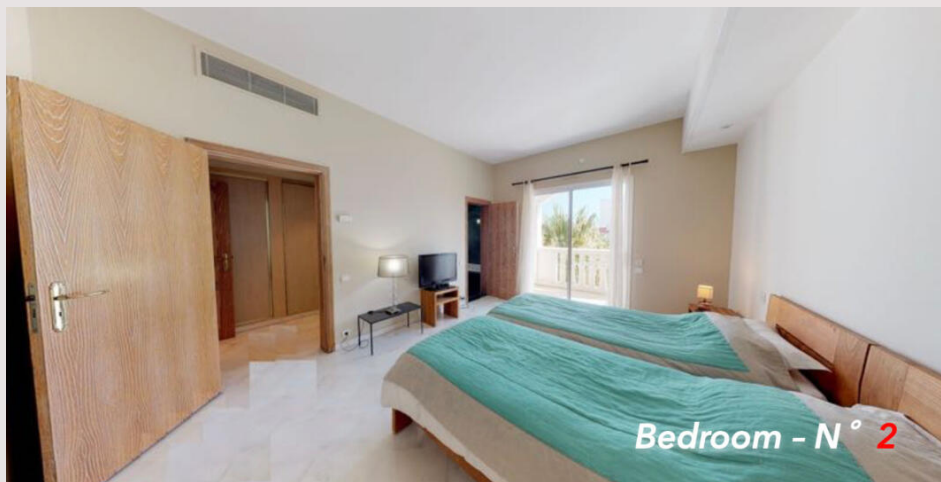
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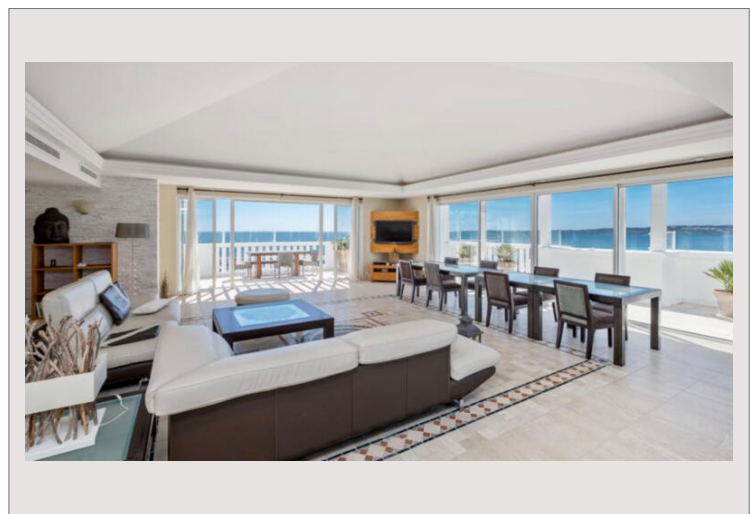
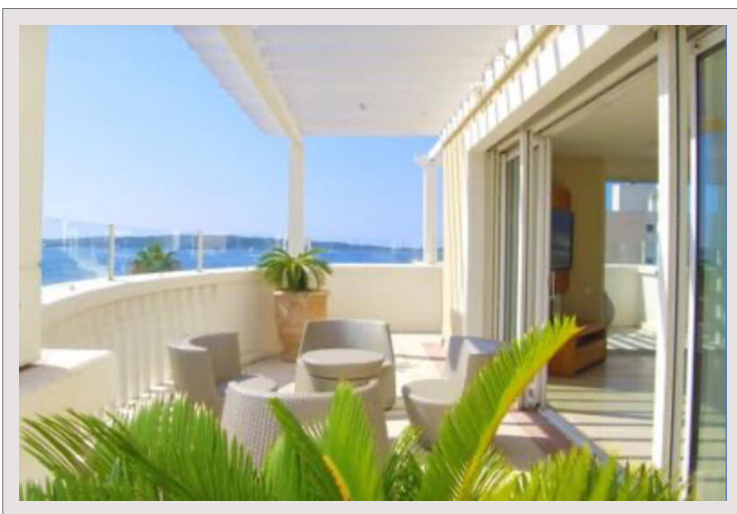
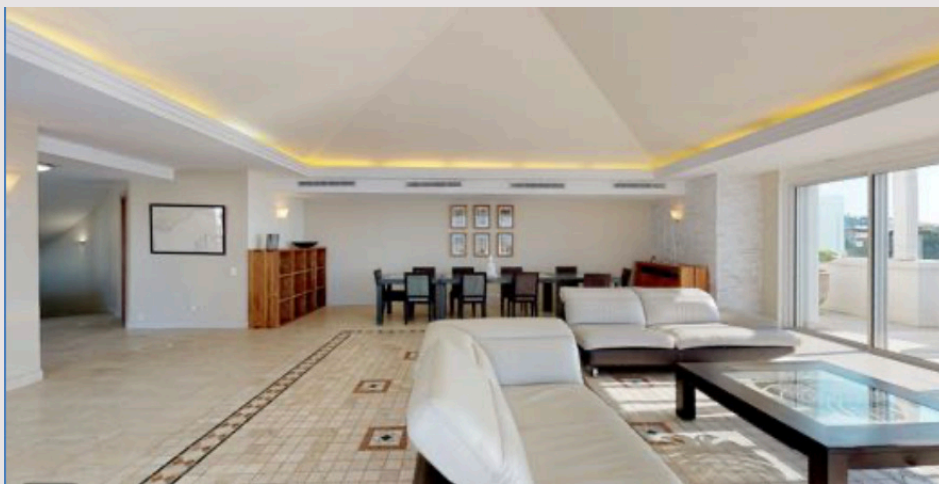
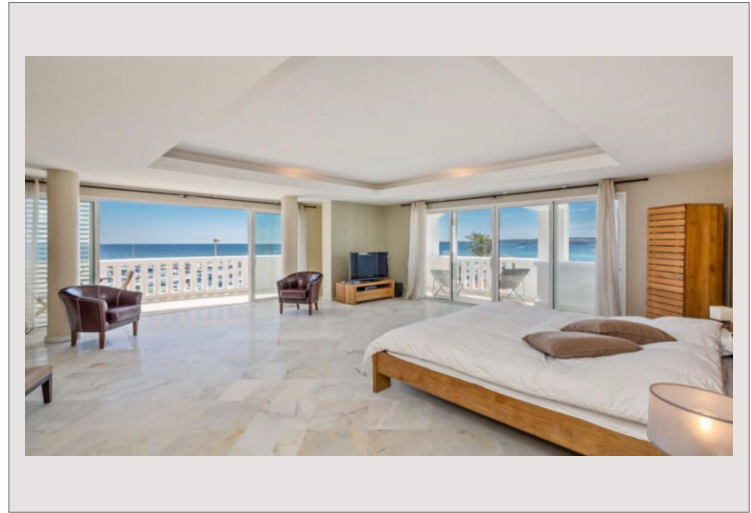
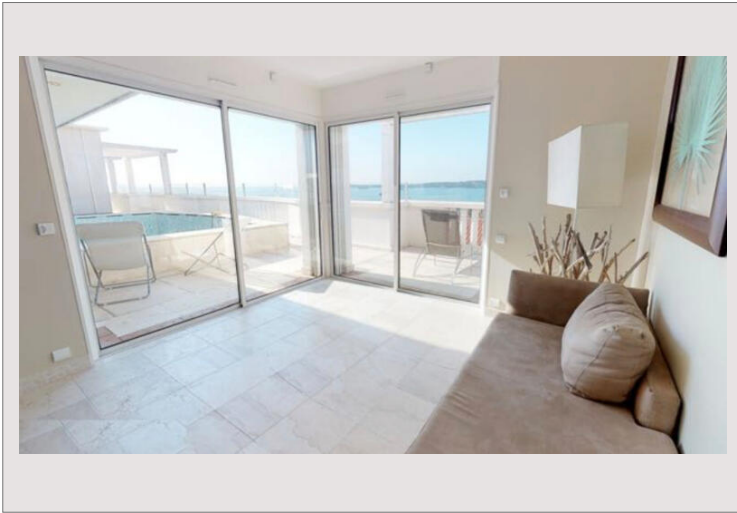
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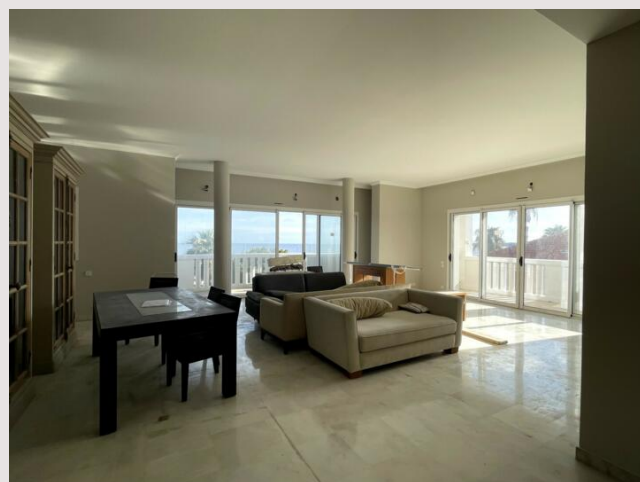
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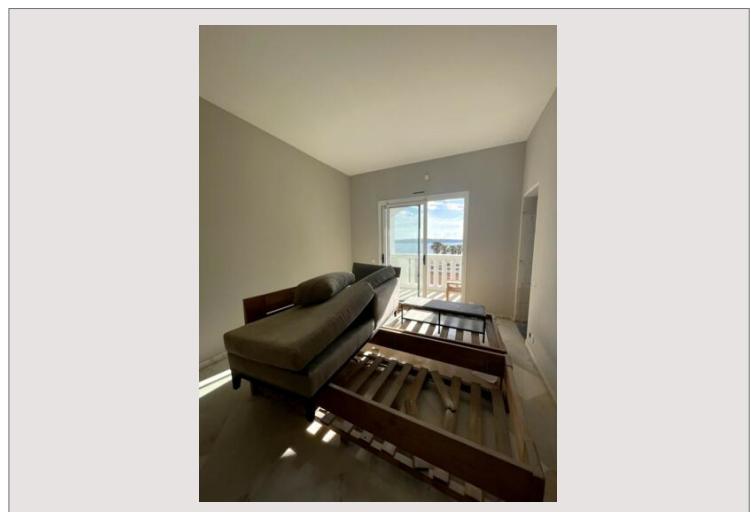
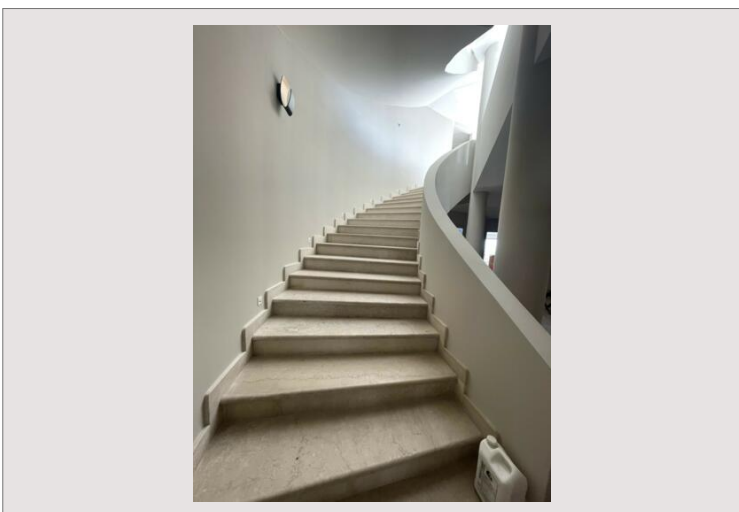
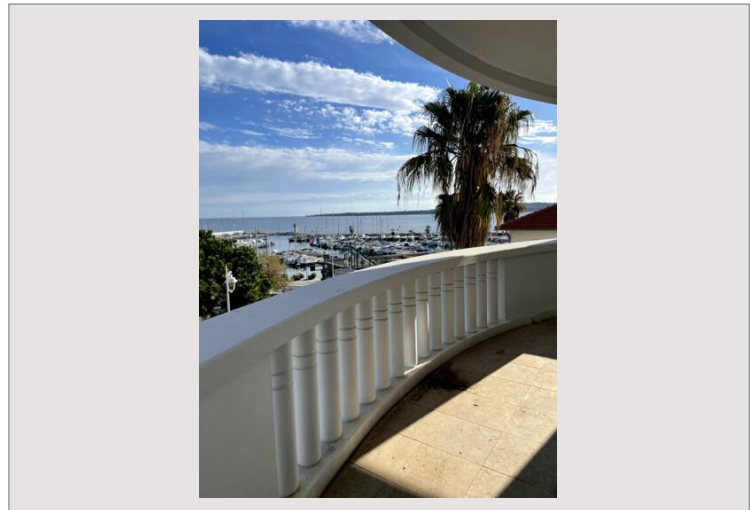
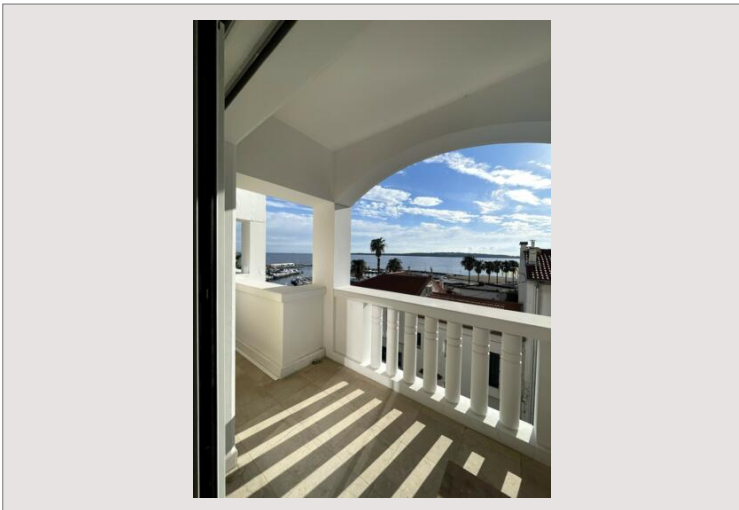
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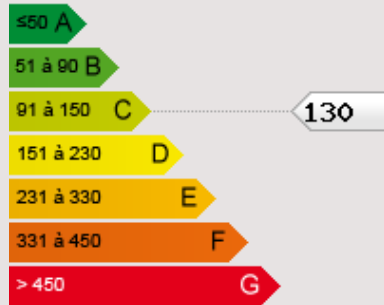
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### Consommations énergétiques



### Émissions de gaz à effet de serre

