

Price on request**For sale apartment****4 rooms****Surface : 159 m²****Surface of the living : 49 m²****Exposition : Sud ouest****View : Mer panoramique****Hot water : Collective****Inner condition : excellent****Standing : residential****Features :**lift, double glazing, air conditioning, calm,
residential, electric blinds

3 bedroom

3 terraces

1 bathroom

1 shower

3 WC

2 parkings

1 cellar

Energy class (dpe) : C**Emission of greenhouse gases (ges) : C**

Document non contractuel

26/01/2026 - Prix T.T.C

**Apartment 1702 Cagnes-sur-Mer**

CO-EXCLUSIVE LISTING! In a highly sought-after luxury residence, perfectly quiet yet right in the heart of Cros de Cagnes, discover this unique 159 m² duplex occupying the 5th and 6th floors, offering breathtaking sea views and rare spaciousness on the market. The main level, a true reception area, features a large living room with an open kitchen spanning 49 m², flooded with natural light thanks to wide openings. A stunning master suite of 46 m², including a shower room, an office, and ample storage spaces complete this floor. The entire space opens onto a magnificent 94 m² rooftop terrace, a perfect spot to soak up the sun, host outdoor meals, or simply admire the Mediterranean. On the lower floor, the apartment offers a completely independent sleeping and guest area, comprising a bedroom, a living room with kitchen (or third bedroom), a bathroom, and a balcony—ideal for welcoming family and friends in complete privacy. Two underground parking spaces and a cellar complete this property. A rare gem, combining quality finishes, light, tranquility, and panoramic sea views, just steps away from shops, beaches, and the seaside!

Fees and charges :