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INTERNATIONAL REALTY

Prestigious Renovation Opportunity with Panoramic Sea Views – Super Cannes



Cannes - 2 800 000 €

Ref. 85987217

Ideally positioned in the serene heights of Super Cannes, just minutes from the heart of Cannes, this exceptional property presents a rare opportunity to reimagine a future luxury estate in one of the most coveted enclaves of the Côte d'Azur. Boasting commanding panoramic sea views, absolute tranquillity, and complete privacy, the setting is as exclusive as it is breathtaking.

Set on a lush, secluded plot with no overlooking neighbours, the existing villa offers approximately 260 m² of interior space, currently comprising generous reception rooms, expansive terraces, and four well-proportioned bedrooms with three bathrooms. Additional amenities include an independent basement apartment and cellar, ensuring the residence is entirely livable in its current condition.

What truly distinguishes this property is its outstanding potential for transformation. A granted (but not yet purged) building permit accompanies the sale, offering the possibility to pursue a comprehensive, high-end renovation project. The proposed plans envision an expanded residence of up to 368 m², featuring three luxurious suites on the upper level, each with en suite bath, private dressing, terrace, and panoramic sea views, alongside a redesigned garden level incorporating a fourth bedroom, independent guest studio, cinema room, home gym, and state-of-the-art wine cellar, all envisioned in a warm, contemporary architectural style.

Whether seeking a move-in-ready haven or a blank canvas for creating an extraordinary family retreat, this offering represents a unique investment opportunity in an area synonymous with prestige and elegance.

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Living area : 263 m²

Bedrooms : 5

Surface area of land : 1612.00 m²

Exposition : South

Rooms : 7

✓Swimming pool ✓Sea view

Property tax : 4 469 €

Fees payable by vendor

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