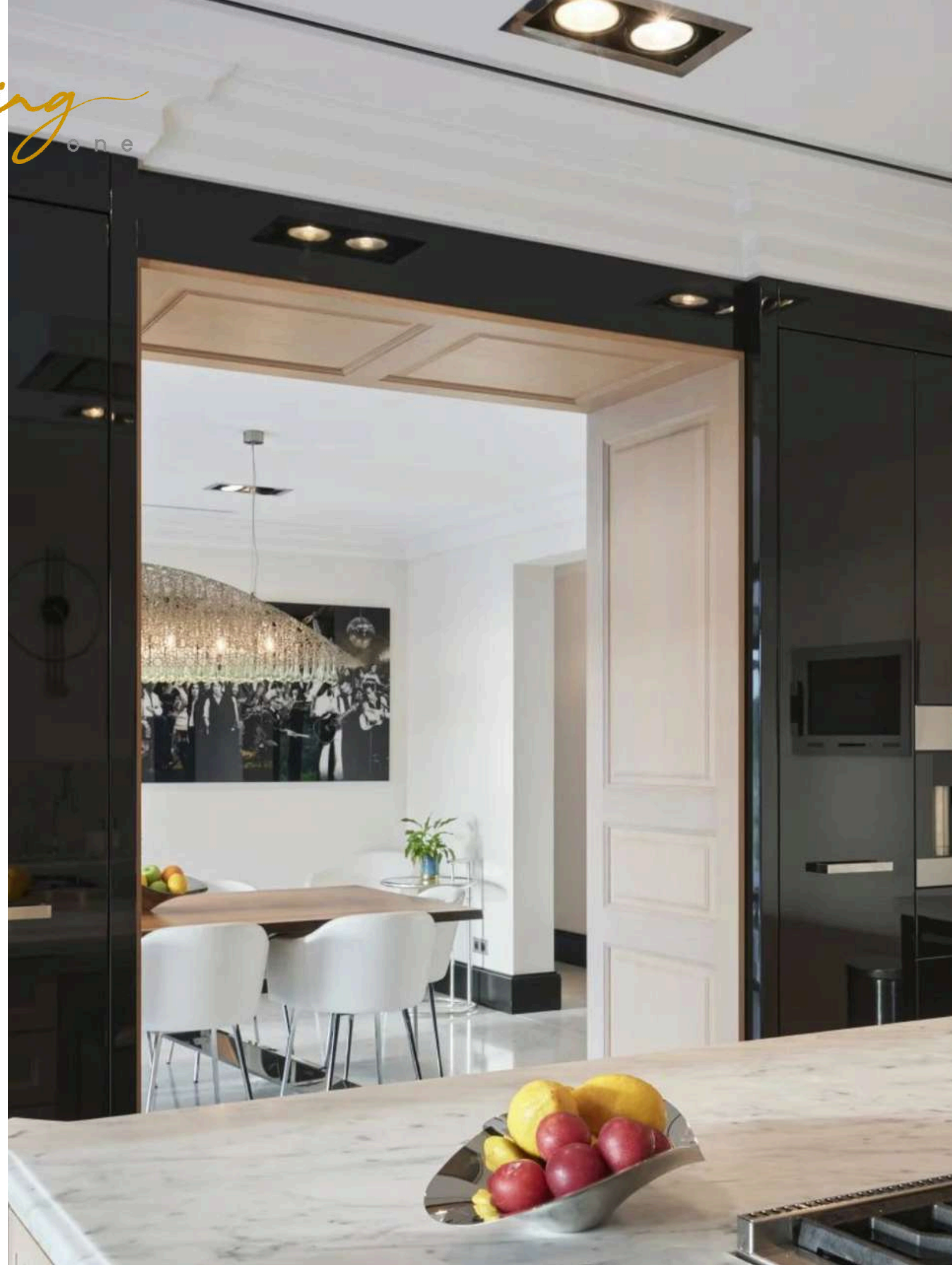


Living your dream

COLOR HOUSE

Cannes

Living
seventy one



A great space in Cannes

An Exceptional Location Nestled in the sought-after hills of La Californie in Cannes, this sumptuous villa enjoys a prestigious and peaceful setting. Its prime location offers breathtaking views of the city, the Bay of Cannes, and the Esterel Mountains. Ideally situated, it provides easy access to the Croisette and its beaches within just a ten-minute drive, while maintaining a serene and private atmosphere away from the urban hustle.



SUPER CANNES

THE COLOR HOUSE

A Prestigious Property on the French Riviera This modern villa brings together all the elements of luxurious living on the Riviera: a stunning natural setting, refined architecture, cutting-edge amenities, and a strategic location.

Spacious and Refined Living Spaces Spread over multiple levels, this villa offers impressive volumes and a seamless organization of spaces. It features six luxurious en-suite bedrooms, each designed for absolute comfort. The bright living area opens onto a spectacular panoramic view, while the fully equipped kitchen, fitted with high-end materials, integrates perfectly with the rest of the home. The living room, enhanced by a cozy fireplace, creates a warm and welcoming ambiance.



6 Bedrooms

400.93 m²

2 150 m²



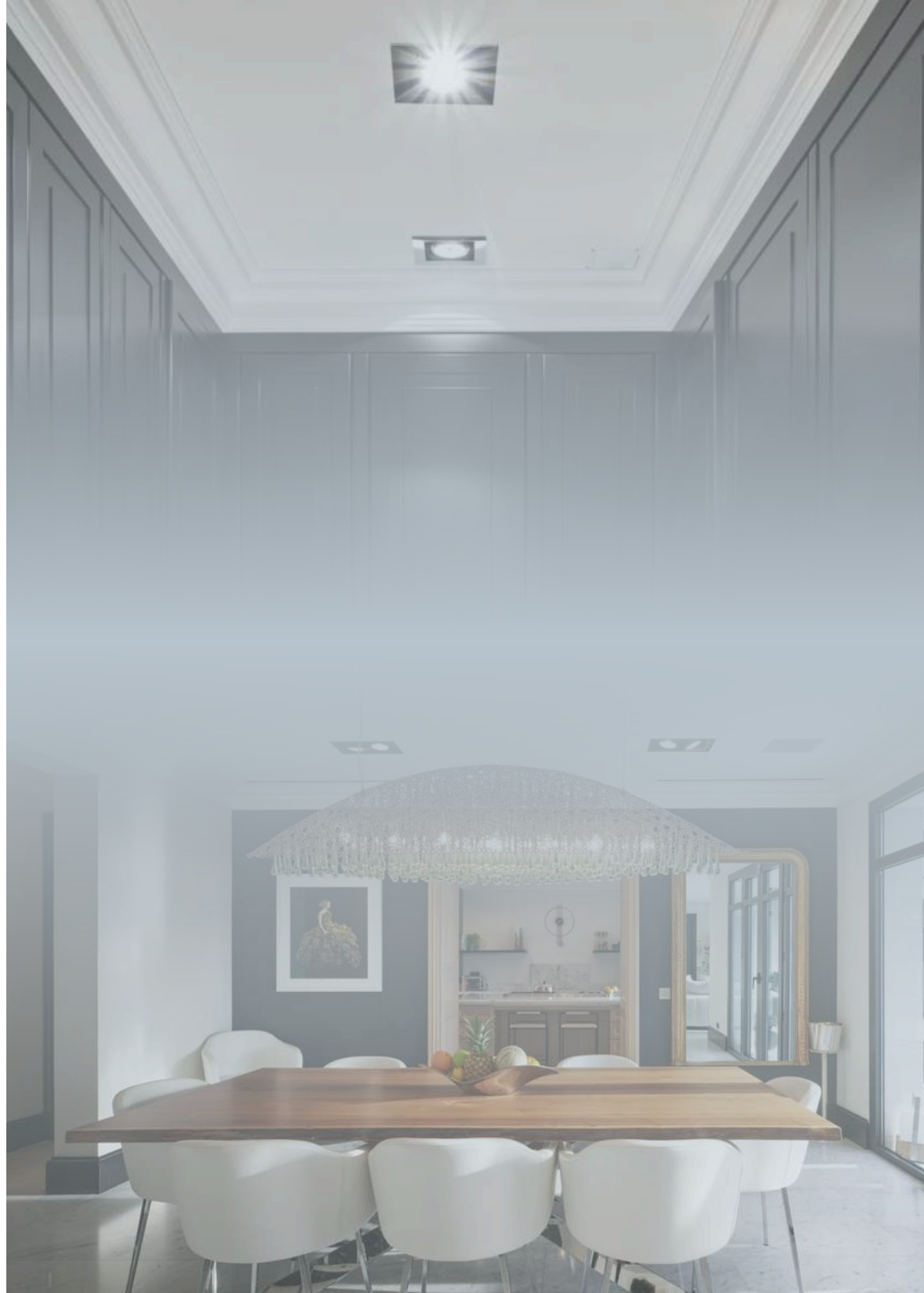
VILLA HIGHLIGHTS



An Unparalleled Lifestyle Designed to provide ultimate comfort, the villa boasts top-of-the-line finishes: refined marble floors, solid oak flooring in the bedrooms, bespoke cabinetry, and an advanced home automation system that allows intuitive management of all the home's features. The outdoor area, a true haven of peace, includes a large swimming pool surrounded by Mediterranean gardens, as well as multiple relaxation and entertainment spaces.

Exclusive Features Thoughtfully designed for both functionality and well-being, the villa includes a dedicated office space offering an ideal working environment, as well as a private cinema room complemented by a showcase wine cellar for convivial evenings. An independent studio with private access is also available to accommodate guests or house staff. Additionally, the property offers covered parking for two vehicles, with further parking spaces accessible via a grand driveway.

VILLA HIGHLIGHTS



Main Features:

- 6 spacious bedrooms, each with a private bathroom for ultimate comfort and privacy.
- Expansive living and dining area, perfect for entertaining in a sophisticated setting.
- Professionally equipped kitchen, designed for culinary enthusiasts.
- Indoor fireplace, adding warmth and charm to the living space.

Modern Comfort & Smart Features:

- High-performance home automation, allowing intelligent control of appliances, entertainment, and security systems.
- Spacious dressing room, ensuring optimal organization.
- Dedicated office space, ideal for work and productivity.

VILLA HIGHLIGHTS



Beautifully Designed Outdoor Spaces:

- Semi-covered outdoor kitchen, perfect for alfresco dining.
- Semi-covered outdoor lounge, offering a cozy and elegant relaxation area.
- Parking for two vehicles, ensuring convenience and security.
- Independence & Practicality:
- Independent studio for staff, providing privacy and autonomy.

Leisure & Wellness Areas:

- Elegant swimming pool, ideal for relaxation.
- Outdoor jacuzzi, offering a luxurious wellness experience.
- Home cinema, for an immersive movie experience.
- Exceptional wine cellar, perfect for wine lovers.

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