

# All Year-Round Holiday Apartments for Sale

Choose between four exclusive Cannes locations



M. Goldschmidt  
Ejendomme A/S





# Contents

Investment Highlights . . . . .	4
Holiday Apartments in Cannes . . . . .	6
Explore the Area . . . . .	8
The Properties . . . . .	10
The Scandinavian Suite Flats . . . . .	12
The Scandinavian Urban Building . . . . .	16
The La Guitare Apartments . . . . .	20
Financial Key Figures . . . . .	24
Welcome to Cannes . . . . .	25
About M. Goldschmidt Group. . . . .	26
Contact details and Disclaimer . . . . .	27

# Investment Highlights



Four central  
Cannes locations



14 apartments



Perfectly located close to  
Palais des Festivals



Near main and high-end  
shopping streets



Close to the  
white beaches



All year-round  
holiday apartments



All properties are  
newly renovated and  
well-maintained



Furniture is included in  
the sales price

# Holiday Apartments in Cannes

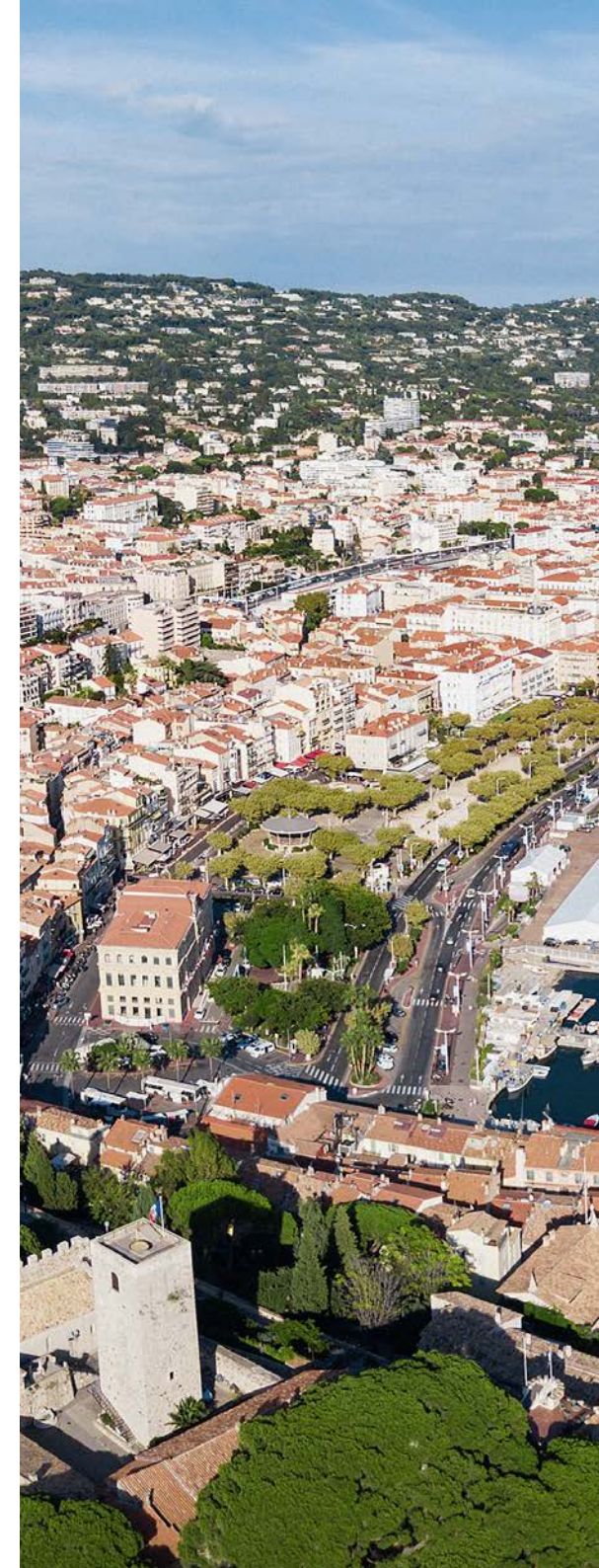
Four exclusive Cannes locations for sale. The properties are sold individually and fully furnished.

For sale: Four extraordinary properties consisting of 14 apartments and one commercial unit at ground level. The properties are sold individually, and the apartments are fully furnished and ready for rental. All four properties are located in the most desirable residential area in Cannes. Here, Palais des Festivals, Boulevard de la Croisette, Rue d'Antibes, and the white beaches are all in walking distance. The central location makes

the properties very attractive to the great number of holiday-makers and conference attendees, who visit Cannes every year. Since the total number of inhabitants in Cannes is below 200,000, the regulations for short term rental are soft compared to the rules applying in bigger cities. This is a great investment advantage, as an optimized rental process is possible all year round.

## OVERVIEW OF THE PROPERTIES

	Property	Location	Floor	Apartments	Sq m	Bedrooms (beds)
<b>SOLD</b>	Scandinavian Suite 1	9 Rue États-Unis	2nd	1	113.20	4 (8)
<b>SOLD</b>	Scandinavian Suite 2	21 Rue États-Unis	4th	1	118.45	4 (8)
3	The Scandinavian Urban Building	26 Rue Bivouac Napoléon	Ground - 4th	4	159.87	7 (14)
<b>SOLD</b>	The La Guitare Apartments	8 Rue la Fontaine	2nd and 3rd	8	279.74	8 (16)





1

4

2

3

# Explore the Area



### **Boulevard de la Croisette**

Linking the beach and the city, the Boulevard de la Croisette is a very prominent and beautiful street. The three kilometres long promenade presents a diversified sidewalk with hotels, restaurants, well-known brand stores, sandy beaches, gardens, and the new harbour, Pierre Canto.

### **Palais des Festivals**

Hosting the International Film Festival, Palais des Festivals is world known. Each year, the congress centre welcomes more than 300,000 conference attendees from all over the world, making Cannes a popular business destination.

### **Rue d'Antibes**

On Rue d'Antibes, all the favourite High Street brands of France are represented. Fashion boutiques, jewellers, perfumeries, and interior design shops decorate the street scene and provide excellent shopping opportunities.

#### **Properties**

- 1 Scandinavian Suite 1 (1 apartment)
- 2 Scandinavian Suite 2 (1 apartment)
- 3 The Scandinavian Urban Building (4 apartments & 1 commercial unit)
- 4 The La Guitare Apartments (8 apartments)



# The Properties



Scandinavian Suite 1



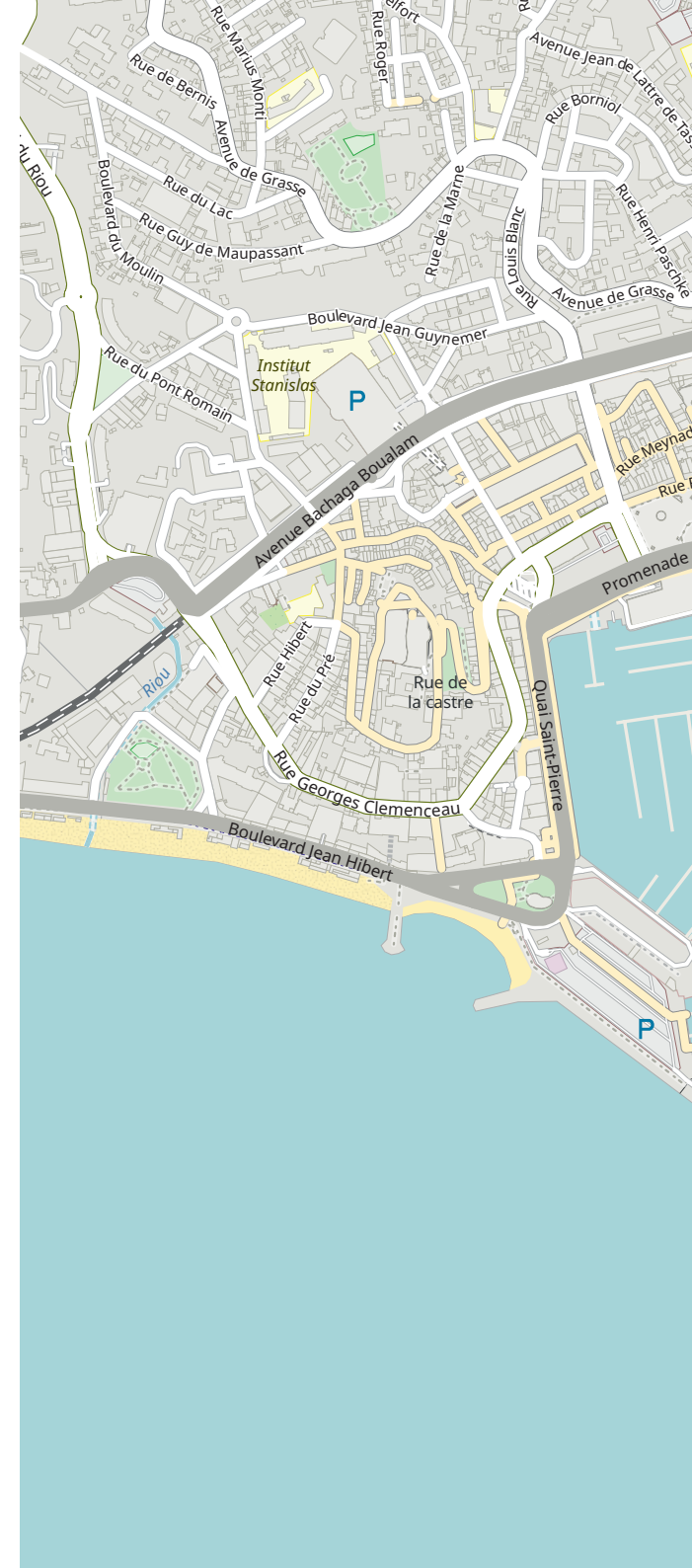
Scandinavian Suite 2

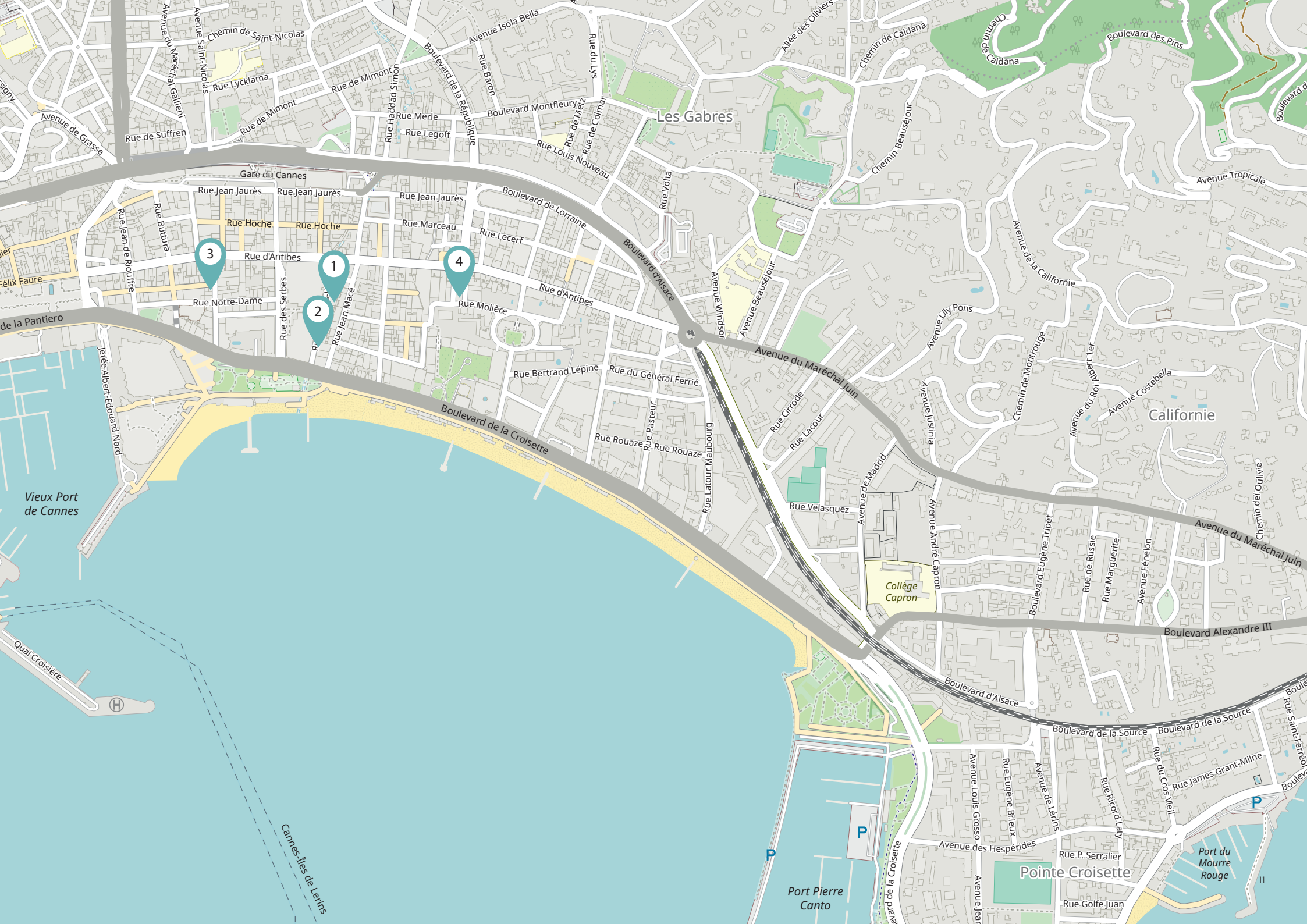


The Scandinavian Urban Building



The La Guitare Apartments





3

2

1

4

Les Gabres

California

Pointe Croisette

Port Pierre Canto

Port du Mourre Rouge

Vieux Port de Cannes

Cannes-Mies de Lerins

Quai Croisière

P

P

P

H

# The Scandinavian Suite Flats



## 9 & 21 Rue États-Unis

On Rue États-Unis, two individual suite flats fulfil all requirements for a luxurious stay. The apartments are furnished in similar welcoming style, have fully equipped kitchens, and from the balconies a stunning seaside view awaits. Digital badge keys combined with elevator in both buildings provide convenient access for all guests. The Scandinavian Suite Flats are exceptionally well located on Rue

États-Unis where no heavy traffic occurs. Across the building is the Gray d'Albion shopping center, and cafés, restaurants and exclusive fashion shops are right down the street, all contributing to the luxurious atmosphere. The rest of Cannes is also well within reach; Boulevard de la Croisette and the beaches are a 2-minute walk away and the Palais des Festivals can be reached in just 5 minutes.





## FACTS & FIGURES

### Suite 1 (9 Rue États-Unis)

Living space	113.20 sq m
Floor	2nd
Bedrooms	4
Bathrooms (en suite)	4
Kitchen	Fully equipped
Balcony exposition	West
Living room	Yes
Service room	Yes
Elevator	Yes

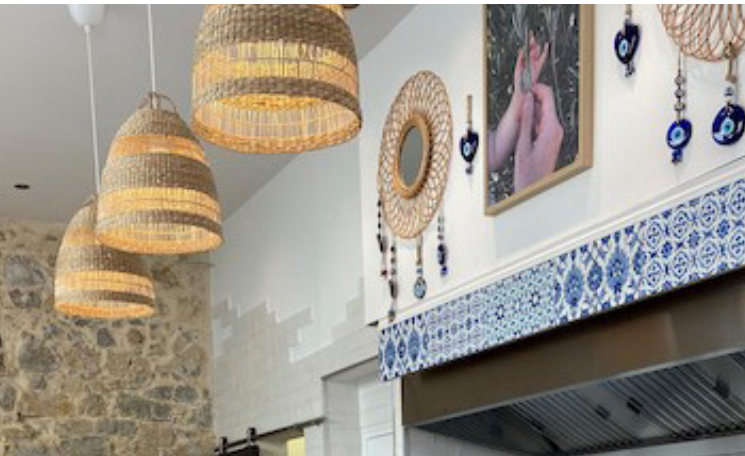
### Suite 2 (21 Rue États-Unis)

Living space	118.45 sq m
Floor	4th
Bedrooms	4
Bathrooms (en suite)	4
Kitchen	Fully equipped
Balcony exposition	West
Living room	Yes
Service room	Yes
Elevator	Yes
Hallway	Yes





# The Scandinavian Urban Building



## 26 Rue Bivouac Napoléon

The Scandinavian Urban Building consists of 4 apartments on the 1st, 2nd, 3rd, and 4th floor as well as a 33.48 square metres commercial unit at the ground floor.

The Scandinavian Urban Flats are perfectly located with Rue d'Antibes and Boulevard de la Croisette at opposite ends of the street. Palais des Festivals is a 2-minute walk from the building, making the

Scandinavian Urban Flats particularly convenient to conference attendees.

### About the commercial unit

The commercial unit is let out on a long term lease to Jamîn, a cosy restaurant that serves Mediterranean dishes. The premises are well-maintained and in great condition.



## FACTS & FIGURES

Commercial Unit (ground floor)	
Living space	33.48 sq m
Urban Flat 1 (1st floor)	
Living space	29.44 sq m
Bedrooms/Bathrooms	2/2
Kitchen	Equipped
Urban Flat 2 (2nd floor)	
Living space	29.50 sq m
Bedrooms/Bathrooms	2/2
Kitchen	Equipped
Urban Flat 3 (3rd floor)	
Living space	29.60 sq m
Bedrooms/Bathrooms	2/2
Kitchen	Equipped
Urban Flat 4 (4th floor)	
Living space	31.10 sq m
Bedrooms/Bathrooms	1/1
Kitchen	Equipped
Living room	Yes
Common area	
Living space	6.75 sq m
<b>Total living space</b>	<b>159.87 sq m</b>





# The La Guitare Apartments



## 8 Rue la Fontaine

The La Guitare property consists of 8 individual apartments, 6 studio flats and 2 two-roomed apartments, located on the 2nd and 3rd floor. All flats are similar in style, and the high-ceilinged rooms provide a spacious feeling. The building is accessed with hotel-style key cards, and the elevator ensures easy entry to the flats. Cafés, restaurants, fashion shops, and other

great facilities in the cosy street with no heavy traffic creates a cheerful yet relaxing atmosphere. The Grand Hôtel and the best shopping street of Cannes, Rue d'Antibes, is just around the corner. Palais des Festivals is less than a kilometre away, and when following the route along the coast at Boulevard de la Croisette, the walk to the congress centre is incredibly beautiful.





**SOLD**

## FACTS & FIGURES

### 2nd floor

La Guitare 21	25.51 sq m
La Guitare 22	47.81 sq m
La Guitare 23	30.07 sq m
La Guitare 24	28.09 sq m
Common area	11.32 sq m
<b>Total living space 2nd floor</b>	<b>142.80 sq m</b>

### 3rd Floor

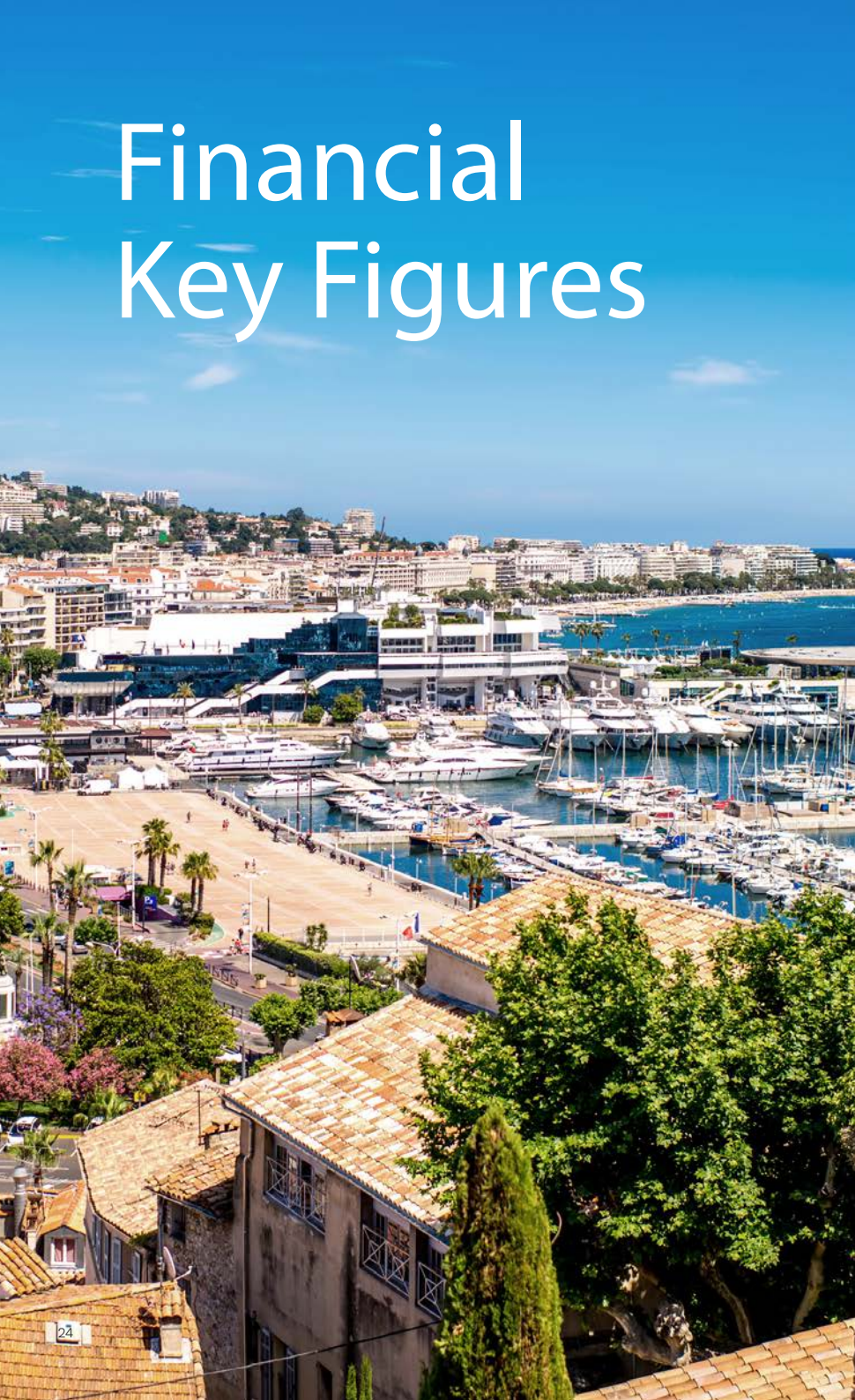
La Guitare 31	31.19 sq m
La Guitare 32	29.80 sq m
La Guitare 33	40.95 sq m
La Guitare 34	25.84 sq m
Common area	9.16 sq m
<b>Total living space 3rd floor</b>	<b>136.94 sq m</b>

<b>Total living space</b>	<b>279.74 sq m</b>
---------------------------	--------------------





# Financial Key Figures



## RENTAL BUDGET 2023

Property	Rental income (EUR)*
Scandinavian Suite 1	138,000
Scandinavian Suite 2	138,000
The Scandinavian Urban Building Commercial unit	54,000
Apartments	83,000
The La Guitare Apartments	137,000

\*Excluding taxes, rental agency commissions and other online channel fees and charges.

## VALUATIONS

LOT no.	Property	Price FAI** (EUR)
1	Scandinavian Suite 1 9 Rue États-Unis, 2nd floor	<b>SOLD</b>
2	Scandinavian Suite 2 21 Rue États-Unis, 4th floor	<b>SOLD</b>
3	The Scandinavian Urban Building 26 Rue Bivouac Napoléon	3,750,000
4	The La Guitare Apartments 8 Rue la Fontaine, 2nd floor	<b>SOLD</b>

\*\*Agency commissions included.

The properties are sold individually, and furniture is included in the sales price.

# Welcome to Cannes

Located on the French Riviera, Cannes is associated with luxurious surroundings and international events, and the city is known worldwide for hosting the International Film Festival. Each year in May, the festival attracts almost 200,000 visitors and professionals and the event is of major economic benefit for the Cannes area. Besides the International Film Festival,

Cannes offers numerous opportunities. High-end shopping, international conferences and events, gastronomical delights, outdoor sports, and cultural experiences make the city an attractive destination for both business and leisure tourism. Cannes indeed provides a contemporary and authentic lifestyle that is enjoyed by visitors from all over the world.



2 million staying visitors each year



50 international events each year



30 minutes from the airport, Nice Côte d'Azur



500 restaurants and cafés

# About M. Goldschmidt Group



The M. Goldschmidt Group is a well-respected Danish conglomerate, whose primary activities are within real estate investments. The group was founded by Mikael Goldschmidt in 1979, and today more than 2,000 employees in 35 companies

ensure its many activities. The three properties presented in this sales prospectus is owned by MGE France, a subsidiary of the M. Goldschmidt Group. MGE France was founded in 2017 with the purpose of acquiring well-situated entities and

offering short term rental apartments all year round. Selling the properties in Cannes is part of a strategic decision to focus on the group's activities in Denmark.



# Contact details

Want to know more about the Cannes properties?



**OWNER CONTACT**

**Christian Richter**

Copenhagen

Tel. (+45) 20 30 66 40

Mail: cri@mgh.dk



**OWNER CONTACT**

**Henriette Tetsche**

Copenhagen

Tel. (+45) 33 63 09 02

Mail: ht@mgh.dk

## DISCLAIMER

This document is intended only as a general outline for guidance to potential purchasers, and it does not constitute any part of an offer or contract.

Whilst the M. Goldschmidt Group and MGE France have used all reasonable endeavours to ensure that the information in this document is materially correct, any potential purchaser should not rely on the content as statements or representations of fact, but must satisfy themselves by thorough due diligence including inspection, searches, enquiries, surveys or otherwise as to their accuracy.

Neither MGE France nor the M. Goldschmidt Group can be held liable for inaccuracies, errors or omissions in the document or for any changes in the information presented in the document.



M. Goldschmidt  
Ejendomme A/S

M. Goldschmidt Ejendomme A/S  
Grønningen 25  
1270 København K  
Tlf. (+45) 33 63 09 00  
[www.mgh.dk](http://www.mgh.dk)

