



Real Estate

Chic Cannes Hideaways

Matt Woolsey, 05.14.08, 2:30 PM ET



Film's A-listers may rule the Cannes red carpet this week, but the area's true players literally own the place.

Those lucky enough to call Cannes home live in houses ranging from traditional [Provençal-style properties](#) to modernist riffs on classic themes, in which contemporary lines engulf a [traditional stone style](#), or are mash-ups of 1920s silver-screen era architecture with [Riviera accents](#). All have pools, and any home worth buying has a view of the bay.

In Pictures: Chic Cannes Hideaways

Cannes orients around a crescent-shaped, seven-and-a-half-mile seafront, bracketed on the west by the hills of Le Suquet and to the east by Pointe Croisette and the Palm Beach Casino. Between them runs the Promenade de la Croisette, an area filled with luxury hotels, outdoor markets and fashionable boutiques on the city side, and private beach clubs to its sandy south.

From the flat beachfront, the landscape climbs into the hills of La Californie and to the observation tower at Super-Cannes, at the city's high altitude point of 1,067 feet. Picasso made his home in La Californie during the 1950s, and the area is often used as a location for films, most recently director Jacques Fieschi's 2006 festival entry *La Californie*. Palms, white facades and red-tile-roof Mediterranean architecture combined with the district's name create synergy with Cannes' cinematic cousin in Southern California.

"It's like driving through the Hollywood Hills or Beverly Hills when you're on the roads of La Californie," **Baris Basaran, a broker with Expat Consulting Real Estate Services** told Forbes.com last year. "Their feels and views of the sea are similar."

Since the prices match the views--it's tough to buy into La Californie or Super Cannes for less than \$5 million--some opt for a [low-cost pied-a-terre](#). One such property currently available is a studio apartment that even New Yorkers would call small. At 319 square feet, the unit doesn't have much going for it. That is, until you step outside, sit at the edge of the private infinity pool and take in panoramic views of the bay. For the sunshine-loving set who can get invited to other people's parties, who needs a big place? And for \$386,000, the price is right.

Those interested in a bit more space might head up to [Super Cannes](#), where lies a 5,900-square-foot mansion, with 32,000 square feet of outdoor space filled with gardens, lawns and two pools across its terraced grounds. Here, the views extend over the bay and to Cap d'Antibes.

Festival Facts

Homes, however, will not be the only talk of the town this week. The meeting of so many artistic and business minds turns Cannes into a marketplace of ideas and collaboration.

"The Cannes Film Festival remains a meeting place for film business people of all levels," Richard Lormand, a film producer and publicist who has attended since 1985, told Forbes.com. "From the parties on the beaches and in the villas, to the dinners in overpriced restaurants, to the meetings in the market, you never know what kind of deal--formal or informal--is going to happen. And many a great idea is born during the Festival, even if some only last through closing night."

Which of the world's real estate locations do you covet? Weigh in. Add your thoughts in the Readers Comments section below.

It began in 1946 as one of first great artistic events in post-war France. At that time, most of Cannes was centered on the city's older district of Le Suquet, and every film entry took home some order of prize. Flash forward and not only is the festival's chief honor, the Palm d'Or, among the most desirable awards in the film world, but the festival, and Cannes itself, are international affairs.

Indeed, buyers from all over the world search for homes in Cannes, which boasts boulevards and streets named for a wide range of international figures, from Tsar Alexander III of Russia to U.S. President Franklin Delano Roosevelt.

Multiply that demand during festival season, and those lucky enough to own property can command top dollar from festival goers. That is, if owners don't mind missing the screenings or have somewhere else in town to stay.

"During the festival, lots of owners rent for astronomical prices," says Lormand. "The latest, also practiced by most hotels, is to demand a 10-night stay and payment two months ahead, with no reimbursement for cancellation."

Then again, those nights in May are the best reason to buy in.