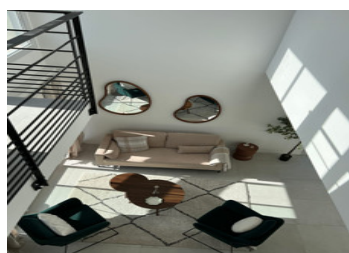
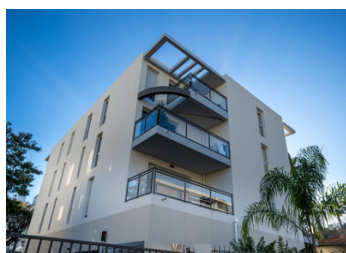
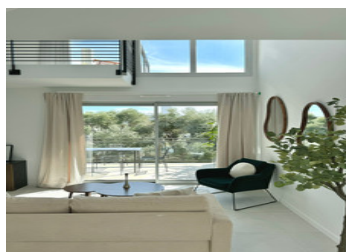


Antibes - OFF PLAN LUXURY DUPLEX APARTMENT Available now!



INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	111 m2
Outside Space:	16 m2



IN BRIEF

Completed late 2024, this apartment will offer luxurious modern living over two floors with 3 bedrooms, 3 bathrooms and two living areas and 2 balconies with sea views and a double garage.

Ideally located a few steps from the port of Antibes, this development unusually offers only 10 luxury apartments.

The living spaces are bright and well arranged, extended by terraces or gardens to enjoy the sunny days and the mild Mediterranean climate.

Price of the apartment €849,000

Double garage €60,000

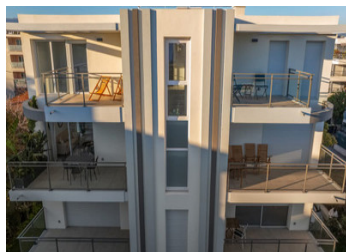
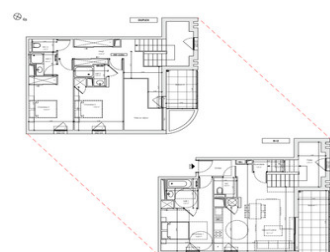
Total €909,000

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This apartment is on the top two floors (duplex).

The approximate room sizes for this LOT 22 are:

The first level (on the second floor of three):

Living room/kitchen 32.1m²

Bedroom 14.7m²

Bathroom 4.4m²

Laundry 2.2m²

WC 1.9m²

Corridor / Landing 6.0m²

TOTAL: 61.4m²

Second level (on the third floor of three):

Living room/corridor: 14.4m²

Bedroom 2 13.9m²

Bedroom 3 14.2m²

Shower room 2.6m²

Shower room 3.0m²

WC 1.6m²

TOTAL: 49.8m²

TOTAL 110m²

There are two terraces, one on each floor (10m² and 6.3m²)

There is a secure double garage parking space underground.

** Qualifies for reduced notaire fees (2% approx)

**

NOTE: the price you pay is the same as if going directly through the developer but with LEGGETT support, experience, and after sales service all throughout the buying process.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES