

Golfe Juan - New build, 3-bedroom apartments.



## INFORMATION

<b>Town:</b>	<b>Vallauris</b>
<b>Department:</b>	<b>Alpes-Maritimes</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>2</b>
<b>Floor:</b>	<b>81 m2</b>
<b>Outside Space:</b>	<b>79 m2</b>

## IN BRIEF

Ideally located between Antibes and Cannes, Golfe-Juan inspires a calm and simple lifestyle with good public transport links to Nice Airport, Antibes, Cannes and Nice close by. This seaside resort, with its historic port and its red and yellow ochre facades, is an icon of the French Riviera.

The development integrates 147 housing units into a natural park with no surface parking spaces, thus keeping the priorities of pedestrians at its heart.

The right architectural solutions were easily found to enhance the quality of life and the interior and exterior living spaces. The use of noble materials for the facades, such as stone for the lower sections, glass and lacquered aluminum for the railings, and hydraulic coatings will guarantee that the appearance will last.

Finally, very generous outdoor spaces have been designed, in the form of terraces and balconies, as

## 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

Contact us for more information and floor plans of the two-bedroom apartments available

### LOCATION:

Exflora Park: 10-minute walk

Plage du Midi beach: 10-minute walk

Lérins Islands: 15-minutes by boat (Port of Cannes)

A8 motorway: 14 minutes

Nice Airport: 30 minutes

Monaco: 48 minutes

Italy: 60 minutes

### HIGH-QUALITY SERVICES

#### EQUIPMENT:

- Home automation
  - Enamelled stoneware floor tiles in 45x45 or 30x60 format
  - Tiles on blocks in porcelain stoneware will be laid on the outside areas
  - Smooth wall paintings
  - Electric roller shutters in all rooms
  - Fitted cupboard
  - Shower rooms or bathrooms with floor-to-ceiling tiles from a selected range, vanity units with lights and more
- A towel dryer will complete the equipment
- Wall-hung toilets

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### ENERGY

- Collective hot water
- Electric radiant panel heating

### SECURITY

- Burglar-proof landing door with 3 anchor points
- Secure access via videophone
- Lighting with presence detector in the common areas
- Private parking and cellar in the basement.

\*\* Qualifies for reduced notaire fees (2% approx)  
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NOTE: the price you pay is the same as if going