

A superb studio in a new residence between intimacy and conviviality in Antibes



## INFORMATION

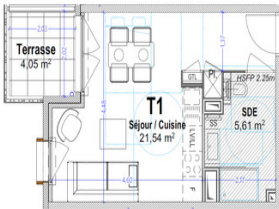
Town:	Antibes
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	27 m2
Outside Space:	4 m2



## IN BRIEF

Located on the west side of the city, less than 10 minutes from the historic downtown area, the residence enjoys a privileged location in a quiet, residential neighborhood. This address is perfectly connected to the local life style with schools, shops and leisure activities nearby.

This environment is also ideal for seasonal rentals.



## 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

The apartment is composed of

Entrance hall – 1m<sup>2</sup>

Open plan living room and kitchen of 21m<sup>2</sup> with access on to the terrace (4m<sup>2</sup>)

Bathroom – 5m<sup>2</sup>

### AREA AND ACCESS:

The area is located in the South-West part of Antibes of Antibes, at the border with Golfe-Juan area.

It is 17 km from Nice airport

4km from Antibes TGV station

2,5 km from Juan les Pins station

### THE DEVELOPMENT:

A small low rise development of 58 apartments nestled in the heart of a vast park inspired by Provence. This residential complex, with its contemporary architecture, is the perfect balance between nature and architecture. Here, the Mediterranean is omnipresent, developing its plant language around the residence, along the walkways and on the roof terraces where the most beautiful species of the region are grown.

The residence, immersed in a Mediterranean garden, features warm tones, in perfect harmony with the surrounding landscape.

Its location has been designed to preserve the peace of the residents by giving them the feeling of living fully in nature.

A south-facing swimming pool, sheltered from view and from the apartments, is integrated into the park for everyone's enjoyment.

There are other options of the apartments available:

Studio apartment at the price 245.500 €

1 bedroom apartments from 314.000€

2 bedroom apartments from 487.500 €

3 bedroom apartment at the price 887.500 €

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

## NOTES