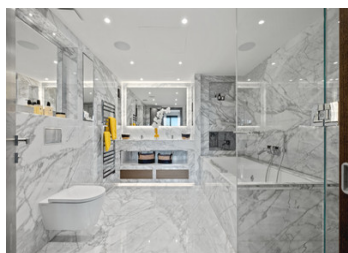
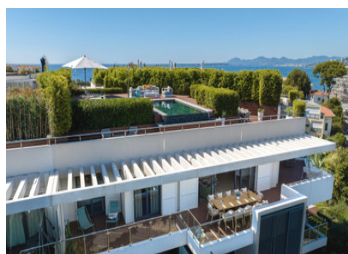


Cap d'Antibes - Exquisitely designed penthouse apartment with private rooftop pool in a luxury development



INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	185 m2
Outside Space:	230 m2



IN BRIEF

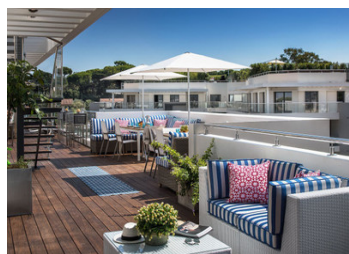
Situated in the Saramartel area of Juan-les-Pins (200m from the fine sandy beaches, cafés, and restaurants), a collection of stylishly designed apartments nestled in beautifully landscaped gardens, with two swimming pools (indoor and outdoor) and a tennis court. The wellness area includes a spa with a jacuzzi, hammam, cold baths, and sauna, as well as a fully equipped gym and treatment rooms.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This stunning fourth-floor duplex penthouse apartment measuring 161 m² benefits from a fabulously appointed living area, a fully equipped Italian designer kitchen, and four-bedroom suites. The spacious outdoor living areas include three terraces and a roof terrace with its own private infinity pool offering panoramic views of the Côte d'Azur and the Alps. Perfect for entertaining friends and family.

This is a gated development with 24-hour security and concierge service offering invaluable peace of mind. Sold with two parking spaces and a storage cellar located in the secure underground parking area. Visitor parking is also available.

For further information on this development, floor plans, additional photos and to arrange a visit, please contact us.

SURFACES:

Entrance: 2.5 m²

Living room: 55.45 m²

Master bedroom: 24.2 m²

Laundry room: 3.23 m²

Bathroom / toilets : 7.62 m²

Hallway: 4.4m²

Bedroom: 2 13.1 m²

Bathroom 2: 5.53 m²

Bedroom 3: 12.23 m²

Shower room: 4.3 m²

Bedroom 4: 13.65 m²

Shower room: 7.8 m²

Roof terrace: 158.9 m²

Toilet: 1.45 m²

SERVICES:

Water softener, Air conditioning, Home automation, Double glazing, Sliding windows, Internet, Furnished, Double flow ventilation, Electric shutters, Exterior lighting, Handicap access, Fire alarm, Elevator, Caretaker, Fiber optics, Cable TV, Alarm, Caretaker, Intercom, Electric gate, Armored door, Video