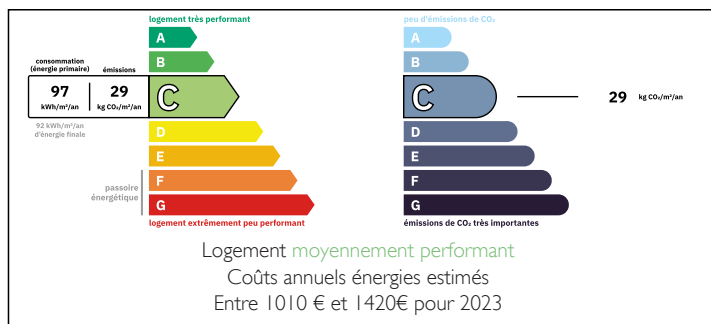


Antibes - City Center. High floor for this large 2 bedroom apartment with a garage.



## ENERGY - DPE



## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	81.36 m2
Outside Space:	13 m2

## IN BRIEF

Antibes – City Center | Sea View &amp; Walking Distance to the Beaches

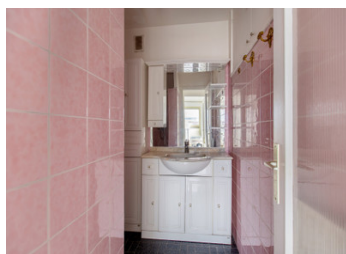
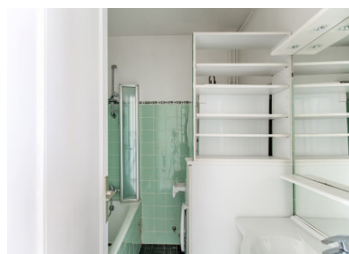
Close to Juan-les-Pins and the beaches, and within immediate reach of all amenities, this pleasant 81.36 m<sup>2</sup> apartment is located on the second-to-top floor of a prestigious building with an elevator. Facing both south and north, it offers a terrace and a balcony.

In need of renovation, the apartment consists of:

An entrance with built-in closets,  
A living room opening onto the terrace with panoramic city and sea views,  
An open-plan kitchen,  
Two bedrooms,  
A bathroom and a shower room,  
Separate WC.  
A garage is included.  
Annual charges: €3,600 (including heating, cold and hot water).

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

Antibes – City Center | Sea View & Walking Distance to the Beaches

Ideally located in the heart of Antibes, just steps from shops, the beaches of Juan-les-Pins, and public transport, this spacious 81.36 m<sup>2</sup> apartment stands out for its prime location, brightness, and strong potential.

Set on the second-to-top floor of a prestigious residence with an elevator, it enjoys a dual South/North exposure, allowing natural light to flow throughout the day. You'll love the south-facing terrace offering panoramic views of the city and the sea—perfect for enjoying sunny moments—as well as the north-facing balcony for added coolness.

The apartment, ready for renovation to suit your taste, features an entrance with built-in storage, a living room opening onto the terrace, an open-plan kitchen, two bedrooms, a bathroom, a shower room, and separate toilet.

A private garage is included, adding valuable convenience.

Annual service charges of €3,600 include heating, hot and cold water, ensuring everyday comfort.

Whether as a main residence, a holiday home, or a quality rental investment, this property is a rare find in a highly sought-after area.

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Co-owned building of 1 units  
Provisional annual charges: 3600€

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

## LOCAL TAXES

**Taxe foncière: 1 600 EUR**

**Taxe habitation: EUR**

## NOTES