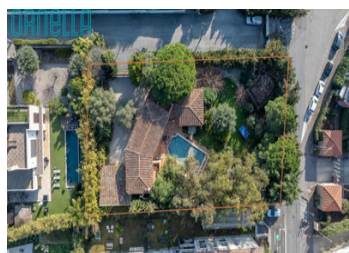


New Build: 3-Bedroom Apartment with Private Rooftop Terrace; Scheduled Completion: October 2027



INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	99 m ²
Outside Space:	92 m ²

IN BRIEF

This exceptional top-floor 3 bedroom apartment spans 99 m² across the uppermost level. It has been designed to maximize light and openness throughout the apartment. Quality tiled flooring runs through the living areas, while stylish wood flooring adds character to the bedrooms. A south-facing 7.5 m² balcony provides a perfect spot to enjoy the sunshine, while the private rooftop solarium provides an extraordinary space for sunbathing and entertaining.

Two full bathrooms and a separate WC complete the thoughtfully laid-out property. Residents benefit from secured access, an elevator, underground parking, and a private cellar, all within a beautiful new build development.

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 outstanding 99 m² top-floor apartment is the crown jewel of the new Omella residence — a secure new build development set within Mediterranean gardens just 100 meters from the sea.

With 3 bedrooms, 2 bathrooms, a south-facing balcony, and an extraordinary private rooftop solarium of 84.5 m², it offers an unrivalled lifestyle opportunity on the French Riviera.

Antibes occupies a prime position on the French Riviera, nestled between Nice and Cannes along one of Europe's most celebrated coastlines. The Omella residence sits within reach of Antibes' vibrant old town, the famous Marché Provençal, and the historic Picasso Museum. This is an exceptional opportunity to acquire a new build property in one of the Côte d'Azur's most desirable and well-connected towns.

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