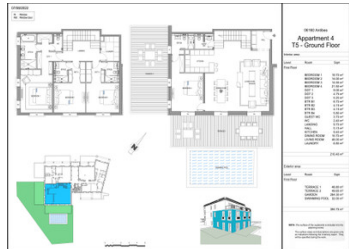


## Cap d'Antibes - New build, luxury 4 bedrooms garden floor duplex apartment, private pool



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Antibes         |
| Department:    | Alpes-Maritimes |
| Bed:           | 4               |
| Bath:          | 4               |
| Floor:         | 210 m2          |
| Outside Space: | 395 m2          |



## IN BRIEF

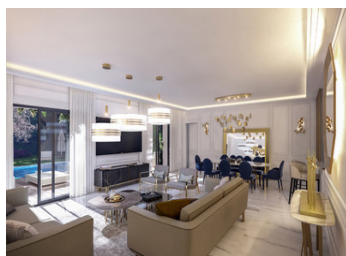
Cap d'Antibes - 300 m from Garoupe Beach. While all the units benefit from the large heated swimming pool and the luxurious facilities of the Residence, the marvelous apartment-villa n° 4 duplex offers a surface area of 214 m2 and has a private garden of 337 m2, beautiful terraces and a private pool, accessible from the living room or the Master bedroom. Apartment n°4 : Garden floor apartment on 2 levels, boosting of 214 sq meters of living space with 437 sq meters of terraces and garden. On the ground floor : Entrance hall, large living/dinning room opening unto terraces, fully fitted kitchen, 1 master ensuite bedroom, guest toilets..On the 1st floor : 3 ensuite bedrooms including one master bedroom of 37 sqm. Garage available for 50 000€. Possibility to have the interiors taylor made to fit your requirements ! Low notary fees. Monthly charges 1632€.

## ENERGY - DPE



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

Cap d'Antibes - Located in the heart of Cap d'Antibes, close to the beaches and coves of the Garoupe, Residence EDEN GAROUE is a small luxury residence for the rare privileged.

Neo-classical style, inspired by the buildings of the 1920's and 30's, the architecture of the building perfectly blends into the green landscape and reinforces the harmony of the project. Designed for wellbeing in everyday life, the residence EDEN GAROUE offers a beautiful seascape from the ground floor.

We offer 9 apartments from 2 bedroom to 4 bedroom units, from 85 to 214 sqm, with terraces or large private gardens.

Surrounded by a magnificent wooded park of about 5000 m2, Residence EDEN GAROUE offers its occupants an enchanting and secure living environment: guarded 24/7, heated 20 meter swimming pool with its wide pool area, pool house, luxuriously equipped gym with steam room. The eight apartments and detached villa also have 28 underground garages, as well as a visitor parking.

## NOTES

### Features :

All bedrooms with fitted wardrobe or dressing room and en-suite bathrooms

24/7 CCTV

Double glazing

Marble, Wooden floors

High end materials and Top range appliances for kitchens

Air conditioning

Heated 20m swimming pool

Fitness studio with private courses available

Landscape park

Completion set for 4th quarter 2022.

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