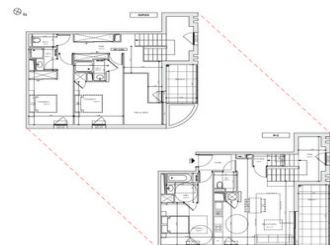


Antibes - OFF PLAN LUXURY DUPLEX APARTMENT. Ready Spring 2024.



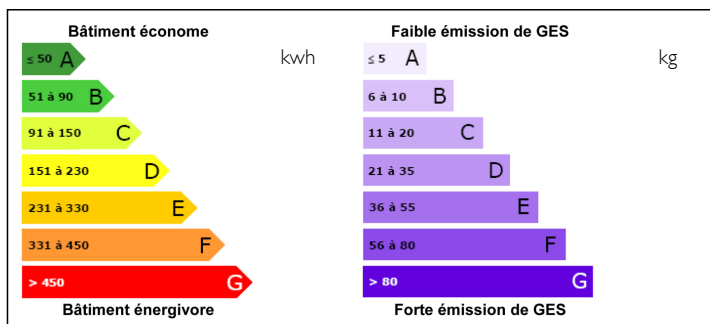
## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	111 m2
Outside Space:	16 m2

## IN BRIEF

To be completed Spring 2024 this apartment will offer luxurious modern living over two floors with 3 bedrooms, 3 bathrooms and two living areas and 2 balconies with sea views and a double garage.

## 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

This small development will consist of three floors with this apartment being on the top two levels with a staircase between.

Ideally located a few steps from the port of Antibes, this development unusually offers only 10 luxury apartments.

The living spaces are bright and well arranged, extended by terraces or gardens to enjoy the sunny days and the mild Mediterranean climate.

This apartment is on the top two floor (duplex).

The approximate room sizes for this LOT 22 are:

The first level (on the second floor of three):

Living room/kitchen 32.1m<sup>2</sup>

Bedroom 14.7m<sup>2</sup>

Bathroom 4.4m<sup>2</sup>

Laundry 2.2m<sup>2</sup>

WC 1.9m<sup>2</sup>

Corridor / Landing 6.0m<sup>2</sup>

TOTAL: 61.4m<sup>2</sup>

Second level (on the third floor of three):

Living room/corridor: 14.4m<sup>2</sup>

Bedroom 2 13.9m<sup>2</sup>

Bedroom 3 14.2m<sup>2</sup>

Shower room 2.6m<sup>2</sup>

Shower room 3.0m<sup>2</sup>

WC 1.6m<sup>2</sup>

TOTAL: 49.8m<sup>2</sup>

TOTAL 110m<sup>2</sup>

There are two terraces, one on each floor (10m<sup>2</sup> and 6.3m<sup>2</sup>)

There is a secure double garage parking space underground.

\*\* Qualifies for reduced notaire fees (2% approx)  
\*\*

NOTE: the price you pay is the same as if going directly through the developer but with LEGGETT

## NOTES