

APARTMENT - 4 PIÈCE(S) - 143.5 M<sup>2</sup>

2 250 000 €



## DESCRIPTIF DETAILLE

Ref : BS-GAR-4

|                         |                      |                        |                  |
|-------------------------|----------------------|------------------------|------------------|
| <b>Surface :</b>        | 143.5 M <sup>2</sup> | <b>Etage :</b>         | Garden level     |
| <b>Style immeuble :</b> | NC                   | <b>Exposition :</b>    | South, North     |
| <b>Etat :</b>           | New                  | <b>Vue :</b>           | Garden           |
| <b>Pièces(s) :</b>      | 4                    | <b>Chauffage :</b>     | Air-conditioning |
| <b>Chambre(s) :</b>     | 3                    | <b>Eau chaude :</b>    | Individual       |
| <b>Bains/Douches :</b>  | NC                   | <b>Parking(s) :</b>    | NC               |
| <b>Toilette(s) :</b>    | 1                    | <b>Garage(s) :</b>     | NC               |
| <b>Surface séjour :</b> | 41.6 M <sup>2</sup>  | <b>Cave :</b>          | NC               |
| <b>Balcon(s) :</b>      | NC                   | <b>Taxe foncière :</b> | NC               |
| <b>Terrasse(s) :</b>    | 90 M <sup>2</sup>    | <b>Charges :</b>       | NC               |



Logement économique

≤50 A

Faible émission de GES

≤5 A

6 à 10 B

11 à 20 C

21 à 35 D

36 à 55 E

56 à 80 F

> 80 G

Forte émission de GES

les  
DPE vierge  
consommations non exploitables

CAP D'ANTIBES / GAROUBE: In the heart of the Cap and in close proximity to the beaches, in the middle of a prestigious residence comprised of only 10 unique apartments, with park, caretaker, heated pool and fitness gym. A sublime 3 room 170sqm opens onto a deep 45sqm terrace. The exterior of the building is inspired by the construction typical of Antibes from the 1920's-1930's. The apartment will be done in a modern style and built with the most noble materials. The Palace Garoupe is a luxury jewel that will be placed in a green paradise, reserved for the rare privileged. The apartment is sold with a double garage. Complete file upon request. Delivery 2020.

**PRESTATIONS :** Air-conditioning, Home automation, Double glazing, Sliding windows, Internet, Caretaker house, Electric awnings, Electric shutters, Outdoor lighting, Disabled access, Lift, Alarm system, Optical fiber, Caretaker, Electric gate, Security door, Video security, Swimming pool, Double flow ventilation, Sauna