

## APARTMENT - 3 PIÈCE(S) - 87.3 M²

1 980 000 €



### DESCRIPTIF DETAILLE

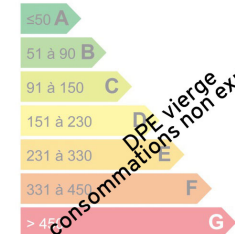
Ref : ED-GAR-9

<b>Surface :</b>	87.3 M²	<b>Etage :</b>	Garden level
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	North, West, South
<b>Etat :</b>	New	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	22.7 M²	<b>Cave :</b>	NC
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	NC
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

CAP D'ANTIBES / GAROUE : In the heart of the Cap and in close proximity to the beaches, in a prestigious residence comprised of only 9 unique apartments, with park, caretaker, heated pool, and fitness gym. A sublime 3 room 87sqm single house that opens onto a deep 65sqm terrace and offers the use of a private garden of 87sqm. The architecture of the building is inspired by the constructions from Antibes from the 1920's-1930's. The apartment will be done in a modern style and with the most noble materials. The Eden Garoupe complex will be a luxury jewel placed in the a green paradise reserved for the rare privileged. Double garage available additionally. Complete file upon request. Delivery December 2023.

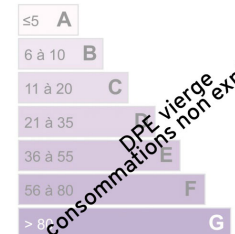
**PRESTATIONS :** Air-conditioning, Home automation, Double glazing, Sliding windows, Internet, Caretaker house, Electric awnings, Electric shutters, Outdoor lighting, Disabled access, Lift, Alarm system, Optical fiber, Caretaker, Electric gate, Security door, Video security, Swimming pool, Videophone,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

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

DPE vierge  
consommations non exploitables

DPE vierge  
consommations non exploitables