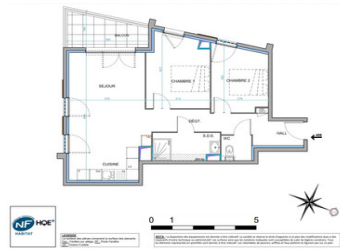
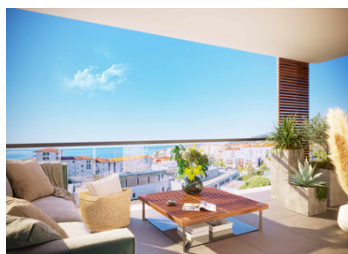


## Juan les Pins - Off Plan, two bedroom apartment (Ready Q3 2024)



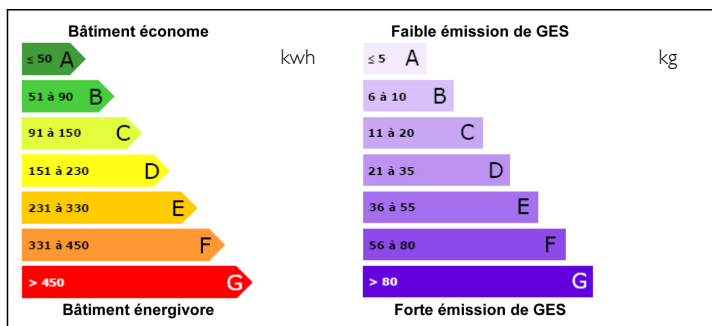
## INFORMATION

Town:	Antibes
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	63 m <sup>2</sup>
Outside Space:	6 m <sup>2</sup>

## IN BRIEF

Live in the sun and take advantage of its outdoor spaces all year round. The residence is ideally located in Antibes Juan-les-Pins, with all amenities within walking distance. So you can easily combine all your activities, whether professional family, cultural or sporting activities. An ideal location to enjoy life on the Côte d'Azur to the full. From 2-room to 4-room, new apartments with quality features in a modern building. For more information on this project and the properties available, please contact us. \*Reduced notary fees (approx. 2%) NOTE: the amount you pay is exactly the same as if you were buying directly from the developer. We also offer you LEGGETT support, experience and after-sales service throughout the purchasing process.

## 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

Halfway between Nice and Cannes, Antibes Juan-les-Pins is an ideally located seaside resort on the Côte d'Azur offering an exceptional quality of life between sea and mountains. With its twenty-three kilometers coastline, Antibes Juan-les-Pins boasts a wealth of environmental, cultural, historical and economic assets.

Antibes Juan-les-Pins is undeniably a city of many atmospheres. From Pablo Picasso to Claude Monet, as well as Prévert, Audiberti, Guillaume Musso and Somerset Maugham, many artists and writers have chosen Antibes as their source of inspiration. As a candidate for the title of "French Capital of Culture" in 2022, Antibes offers a rich and intense cultural life that is sure to delight all audiences. Water sports enthusiasts and athletes of all levels will quickly find their feet.

The residence will meet RT 2012 thermal regulations and NF Habitat HQE certification.

### BY CAR :

- Sophia-Antipolis Technology Park, universities and Grandes Ecoles - 15 minutes
- Port Vauban, Old Antibes and downtown - 10 minutes
- Shopping centers and freeway access - 9 minutes
- Parc Départemental de la Valmasque - 10 minutes
- Cap d'Antibes - 13 minutes
- Anthéa theater - 6 minutes

### ON FOOT :

- Local shops (mini-market, bakeries, grocery stores, pharmacy, fitness center, etc.)
- Schools, colleges
- Exflora park
- Beaches
- Restaurants

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Information about risks to which this property is

## NOTES