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## Apartments From 2 To 4 Bedrooms In A Luxury Residences With Park And Swimmingpool...

Antibes , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€1,700,000**

inc. of agency fees

Located in the heart of Cap d'Antibes, close to the beaches and creeks of La Garoupe, the EDEN GAROUE Residence is a small,...

### At a Glance

**Reference** MFH-  
PROHWCN6176641

**Near to** Antibes

**Pool** Yes

**Price** €1,700,000

**Land Tax** N/A

### Property Description

Located in the heart of Cap d'Antibes, close to the beaches and creeks of La Garoupe, the EDEN GAROUE Residence is a small, prestigious residence intended for the privileged few.

We offer you 8 apartments and a detached villa, from T3 to T5, from 88 to 305 m<sup>2</sup>, with terraces or large private gardens. All of our apartments can be custom-designed and grouped together to form larger units.

Surrounded by a magnificent wooded park of approximately 5000 m<sup>2</sup>, the EDEN GAROUE Residence offers its occupants an enchanting and secure living environment: 24-hour janitor, 20-meter long heated swimming pool with wide beaches, pool house, luxuriously equipped gym with hammam. Our eight apartments and our individual villa also have 28 garages in the basement, as well as visitor parking.

The neo-classical style of the building, inspired by the buildings of the 1920s and 1930s in Antibes, blends perfectly into the green landscape and reinforces the harmony of the whole. Designed for daily well-being, the Residence EDEN GAROUE offers a beautiful sea view from the garden level.

At Cap d'Antibes, nature and silence are king. One comes to enjoy serenely a paradisiacal environment, with an access to the beaches of the Garoupe in only a few minutes on foot. There, you will discover internationally renowned establishments, including the famous Plage Keller and its restaurant César, or the Eden Roc hotel, which, with its gastronomic table, is a paradise for epicureans. But if you feel like it, in less than ten minutes, you will reach the center of Antibes, its picturesque Old Town and its Port where the biggest Yachts in the world are parked.

What would be an enchanting living environment without an eco-responsible construction? In keeping with environmental standards, EDEN GAROUE is a low-energy building (BBC) that uses the latest technologies in terms of insulation, soundproofing and heating, guaranteeing a low environmental impact. The result of a collaboration with the city of Antibes' consulting architect, the integration of the building on the site has been particularly well thought out in order to achieve a homogeneous and highly aesthetic overall result. The facades, balconies and terraces, the roof and all of the cladding blend harmoniously into the immediate

environment and offer the viewer a subtle and nuanced picture.

Designed for the greatest comfort of its residents, our homes range in size from 85 m<sup>2</sup> to 214 m<sup>2</sup>, from T3 to T5. Each of them has a beautiful terrace or private garden. The kitchens are fitted out with luxurious amenities and high-end equipment. All rooms have fitted closets or dressing rooms, and en suite bathrooms. Security is also one of our priorities: the entire residence is equipped with a video surveillance system, while the apartments have armored doors and interior cameras.

Each apartment will benefit from a complete sound system, an interior surveillance by cameras, and a home automation installation allowing remote control of most of the equipment. Upon request, we can carry out a Taylor Made decoration and fittings: choice of materials and colors, degree of finishing, up to the choice of furniture and interior equipment.

Easily accessible from the Boulevard de la Garoupe, the EDEN GAROUE Residence offers its nine co-owners an incomparable quality of life: 24-hour security with a live-in janitor, landscaped grounds, heated swimming pool and gym with the possibility of private lessons. Three basement garages per unit, BBC RT 2012 construction, gardens, terraces and balconies with sea views from the garden level. The level of services and finishes will be KEY POINTS the equivalent of a 5 star Palace.

## Summary

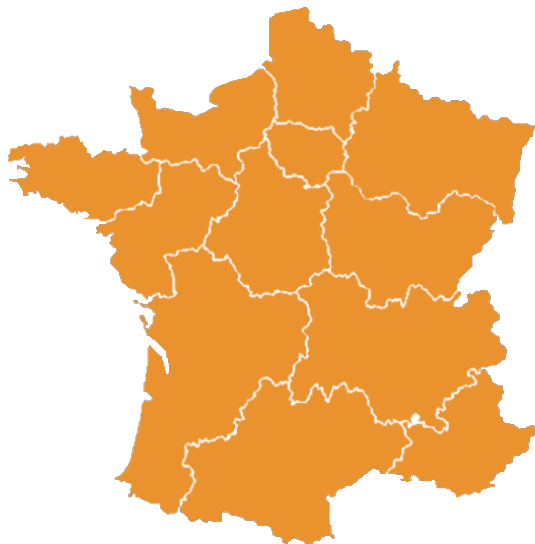
Property type: Apartment  
Price €1,700,000

## Key Information

Property Features:

- Air-conditioning
- Swimming Pool? Yes
- Has Air Conditioning? Yes
- Has Alarm Yes

**Location: Provence-Alpes-Cote-d'Azur**

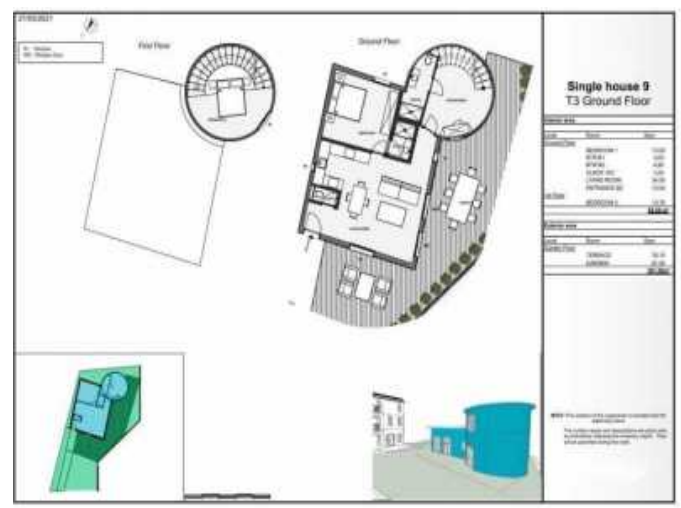


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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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**S. and L. BROWN**



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