



# LUXURY BY BLUE

INTERNATIONAL REALTY

Beautiful 5-room detached villa in Antibes



Antibes - 1 690 000 €

Ref. 85465012

This new contemporary villa offers 230 sqm of living space (145 sqm Carrez law) and is set on a plot of approximately 700 sqm, featuring high-end amenities and finishes.

Located within an exclusive and intimate estate of only 12 contemporary villas, surrounded by greenery, the property enjoys a stunning view of the sea and the Lérins Islands.

The villa benefits from a large basement, which can be customized to suit your needs: fitness room, home cinema, wellness area or spa.

On the ground floor, you will discover a bright living area of approximately 50 sqm, as well as a bedroom with its own shower room and toilet.

The south-facing living room opens directly onto the pool and garden, creating a perfect harmony between indoor and outdoor living.

Upstairs, there is a dressing room, a master bedroom with en-suite bathroom, as well as a second bedroom opening onto a large terrace with exceptional sea views. A third bedroom and a shower room complete this level.

A closed garage, a parking space and a bicycle storage room further enhance the comfort of



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this exceptional property.

Surface habitable : 235 m<sup>2</sup>

Chambres : 4

Surface terrain : 662.00 m<sup>2</sup>

Exposition : South

Pièces : 5

✓Cave

✓Piscine

✓Vue mer

✓Terrasse

Les honoraires sont inclus à la charge du vendeur

# B

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