



EXCLUSIVE

Villa
Antibes, Cap d'Antibes

Cap d'Antibes | Exclusive – Renovated Art Deco Villa with Historic Stained-Glass Window and Panoramic Sea View

5,300,000 € Fees payable by seller

In the heart of the prestigious Garoupe district, on the highly sought-after Cap d'Antibes, this fully renovated 1930s Art Deco villa is set in a discreet, peaceful and privileged environment, just a few minutes from the beaches.

Offering approximately 255 sqm of living space, the property immediately captivates with its architectural elegance, generous volumes and the outstanding quality of its renovation. A true centrepiece of the home, a historic 1924 stained-glass window of spectacular dimensions — 2 metres by 3 metres — brings character, light and uniqueness to this rare address.

The villa offers four comfortable bedrooms, each with its own private shower room, as well as contemporary amenities designed to provide absolute everyday comfort. The finishes, inspired by the Art Deco spirit, combine refinement, modernity and timeless elegance.

Outside, the wooden rooftop terrace of approximately 150 sqm forms an exceptional living space. Arranged over three levels and enhanced by a swimming pool, it offers a spectacular setting for entertaining, relaxing and enjoying a panoramic sea view of rare beauty.

An interior garage of 24 sqm also completes this property.

A subtle blend of heritage, contemporary elegance and Mediterranean art de vivre, this unique villa represents a rare opportunity in one of the most sought-after areas of the Côte d'Azur.

Seller's fees payable by the seller

Property tax: €2,551

Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr



Swimming pool



280 m²
—
Total area



280 m²
—
Living area



8
—
Rooms



4
—
Bedrooms



2
—
Number of floors



Sale - Villa

5,300,000 €

Fees payable by seller

86869314

📍 06600, Antibes

Details

Condition: New
Total area: 280 m²
Built in: 1936
Orientation: South-east
Heating access: Individual

Property tax: 2,551 €/yearly
Availability: Free
Waste water: Main drainage
Heating type: Electric
View: Panoramic, Sea

«Loi Carrez»: 254.12 m²
Style: Art Déco
Hot water: Individual Hot water tank
Heating device: Air-conditioning

Services

Air-conditioning
Aluminum window
Connected thermostat
Irrigation sprinkler
Optical fiber
Digicode
Videophone
Listed historic building

Electric car terminal
Internet
Double flow ventilation
Outdoor lighting
Alarm system
Electric gate
Swimming pool
Home automation

Double glazing
Furnished
Crawl space
Fire alarm system
Window bars
Video security
PVC window
Sliding windows

Areas

Lobby, 8.97 m²
Corridor, 5.94 m²
Lavatory, 1.6 m²
Laundry room, 5.1 m²
Walk-in wardrobe, 3.9 m²
Maintenance room, 2.72 m²
Bedroom, 12.13 m²
Terrace, 153 m²

Living-room, 86.85 m²
Bedroom, 10.02 m²
Mezzanine, 13.66 m²
Living room/kitchen, 17.53 m²
Lavatory, 1.47 m²
Bedroom, 11.33 m²
Shower room / Lavatory, 3.69 m²

Kitchen, 20.78 m²
Shower room / Lavatory, 5.3 m²
Corridor, 9.25 m²
Principal bedroom, 23.36 m²
Bathroom, 6.67 m²
Shower room / Lavatory, 3.85 m²
Garage, 23.24 m²

Proximities

Airport, 30 minutes

Highway, 15 minutes

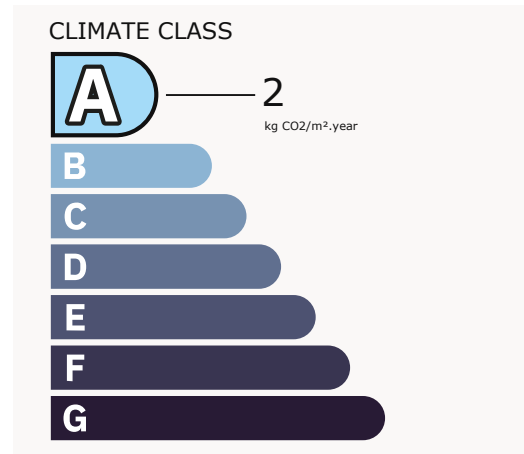
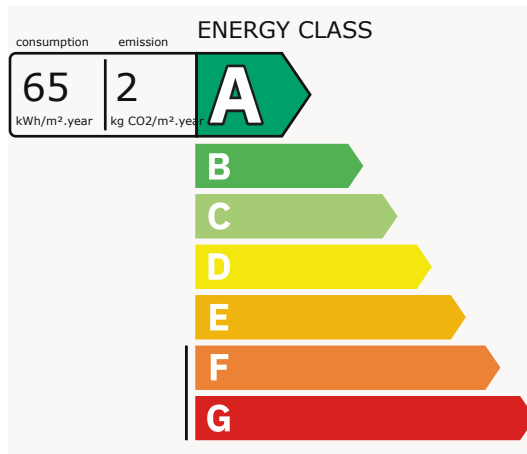
Town centre, 5 minutes

Train station, 10 minutes
Sea port, 5 minutes

Sea, 200 metres
Supermarket, 2 minutes

Beach, 200 metres

Diagnostics



Energy class : A

Estimated annual energy costs for standard use :
between 1560 € and 2120 per year (including
subscription)

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exposed is available on the Géorisques website:
www.georisques.gouv.fr

Greenhouse Gas : A

Average energy prices indexed to
01/01/2021

Energy - Final consumption : 34.4
kWhEF/m² .an

Energy audit : Done

















