

# EXCEPTIONAL SEA FRONT PROPERTY WITH PRIVATE BEACH

Cap d'Antibes, French Riviera













Ideally located for the restaurants and the beaches of Cap d'Antibes, this exceptional waterfront property, boasting panoramic views over the Mediterranean, sets in 3,500 sq m of luxurious grounds with exotic plants, sculptures, fountains and cascades.

The villa has it's own private beach, which is extremely rare in the area. Equipped with sunbeds, shower and very special hammam with a glass wall to enjoy the stunning sea views.

**Asking price: 32,000,000€\***

\*Agency fees at the charge of the vendor

**Reference: CAN190001**











Providing approximately 1,300 sq m of prestigious interiors, the property features spacious reception areas of approximately 200 sq m, composed of a living room with fireplace, a TV salon, a dining area and a fully fitted kitchen, all rooms benefit from a south facing aspect and open onto an extensive terrace, heated swimming pool, Jacuzzi, relaxation area and a beautiful gazebo for outside dining.

Each of seven king size bedrooms (smallest of 40 sq m) has an individual spacious en suite bathroom, dressing area and private terrace.

In addition, the property includes an office with en suite shower room, a home cinema, a spa, a spacious wine cellar and a gym on the top floor overlooking the sea.

The property features two kitchens (on the main level and the lower one), with an independent access to the staff area which includes a dining room, a dressing room, a shower and toilet. Additional staff accommodation and a security room are included at the entrance to the property.









## EQUIPMENT

- Entirely equipped with air-conditioning
- Electric window shutters with individual and centralized control
- Anti shatter double glazed windows
- Home automation system with possible ipad or iphone control
- Lighting, TV
- Lift, serving all the three floors
- Sophisticated alarm system, with automated movement and sensory detection
- The shutters, windows and entrance door
- Video surveillance cameras with instant viewing capacity
- Two fully fitted kitchens

















- Exceptional luxurious property
- Private beach, direct access to the sea
- 7 spacious en suite bedrooms
- Landscaped grounds of 3,500 sq m
- Heated swimming pool
- Prestigious interiors of 1,300 sq m
- Jacuzzi and spa
- Home cinema and wine cellar
- DPE: C (95) GES: A (5)









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