



HOFBORG PROPERTIES

## Sale villa Cap d'Antibes

24 500 000 Euros



Outstanding villa - West Cap d'Antibes - Sea front - Swimming pool - Tennis

Belle Époque Elegance with Panoramic Sea Views – Cap d'Antibes

Nestled on the western slope of Cap d'Antibes, this exceptional Belle Époque villa embodies elegance and sophistication. Set on a beautifully landscaped 8,200 m<sup>2</sup> park, it offers breathtaking views of the Bay of Juan-les-Pins, the Lérins Islands, and the Esterel Mountains. Just moments from the legendary Hotel du Cap-Eden-Roc, this residence perfectly balances prestige, privacy, and modern comfort.

Built in the early 20th century and fully renovated, the villa spans three levels and approximately 700 m<sup>2</sup> of living space. Designed with meticulous attention to detail, it features high-end furnishings, spacious living areas, and seamless indoor-outdoor flow.

- Grand entrance hall with an elegant staircase
- Expansive living and dining areas, opening onto a large terrace with spectacular sea views
- Fully equipped modern kitchen

Designed for both comfort and privacy, the villa offers nine spacious bedrooms, each with its own ensuite bathroom, as well as a dedicated staff bedroom with a separate entrance.

- Master suite with a private terrace, dressing room, and luxurious ensuite bathroom
- Two additional sea-view bedrooms on the upper level, each with ensuite bathrooms
- Six bedrooms on the garden level, all with private terraces and ensuite bathrooms
- Staff accommodation with a kitchenette and private facilities.

Surrounded by centuries-old trees and Mediterranean flora, the estate is a true sanctuary. The heated

swimming pool and private tennis court are discreetly positioned for total serenity, making it an idyllic retreat for relaxation and entertainment.

- Heated swimming pool with a pool house;
- Private tennis court;
- Expansive terraces and manicured gardens;
- Direct access to the beaches;
- Secure parking & alarm system.

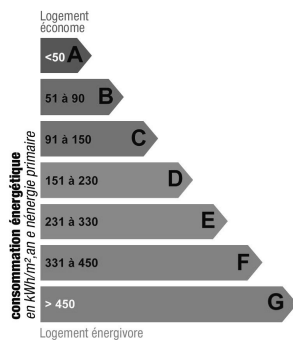
This prestigious villa is a rare offering in one of the French Riviera's most sought-after locations. A haven of elegance, privacy, and timeless charm, it promises an unparalleled lifestyle by the sea.

Ref. CIG V

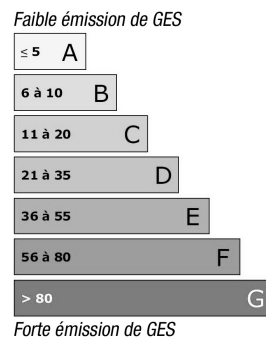
## Detail

House style	Belle Epoque	Orientation	West
Living surface	700 sqm	Swimming-pool	Oui
Number of persons	20	Heating type	air conditioning
Gadren surface	8200 sqm	Air conditioning	Oui
Year of construction	-	Internet	Oui
Number of bedrooms	9	Alarm	Oui
Number of double bed	-	Safety box	Oui
Number of simple bed	-	Garage	Oui
Number of bathrooms	9	Parking	Oui
Number of shower-rooms	-	Dependences	Oui
Floor	-	Distance to the sea	10 m
Nimber of floors	2		

## Energy consumption



Unit : kWhEP/sqm.year



Unit : kgeqCO2/sqm.year

# Photos







