



SPACIOUS 2-BEDROOM FLAT IN ANTIBES
WITH OFFICE SPACE, LARGE BALCONY, OPEN VIEW AND CELLAR
HIGH-STANDARD RESIDENCE
NEW LISTING ANTIBES TRANSACTIONS | SALE PRICE: €499,900,
CONTACT US: 06 18 46 92 74 | 09 70 44 87 17

Located within the prestigious Eden Parc residence, this spacious dual-aspect flat of 77.66 m² (Carrez law) offers an exceptional living environment in a green and secure setting.

This beautiful flat was carefully renovated in 2021 and has been well maintained. It comprises an entrance with an utility room, a bright living room with a full-height window opening onto a spacious balcony with an open view and north-west exposure (predominantly west-facing), a fully equipped eat-in kitchen with a granite worktop, an office area, a hallway with a built-in cupboard, a separate WC, two generously sized bedrooms, and a bathroom.

This two-bedroom flat features modern amenities such as double-glazed windows, electric awnings, electric shutters, a reinforced front door, and reversible air conditioning installed in 2024 in both the bedrooms and the living room.

Come and enjoy a privileged living environment featuring a big park, two tennis courts, a heated swimming pool with a pool house (equipped with 3 table football games and 4 ping-pong tables freely accessible), and the presence of caretakers and gardeners all year round.

A cellar adds to the comfort of this flat. It is possible to rent a parking space or purchase a garage within the residence.

Breakdown of the floor area:

entrance: 3.26 m², living room: 23.67 m², kitchen: 10.05 m², office: 5.16 m², hallway: 1.85 m², WC: 1.24 m², utility room: 2.06 m², bedroom 1: 12.26 m², bedroom 2: 14.26 m², bathroom: 3.85 m²

Energy and climate performance (Energy performance inspection report carried out on 13 April 2025)

- ENERGY RATE: C

132 kWh/m²/year consumption (primary energy) | 115 kWh/m²/year of final energy

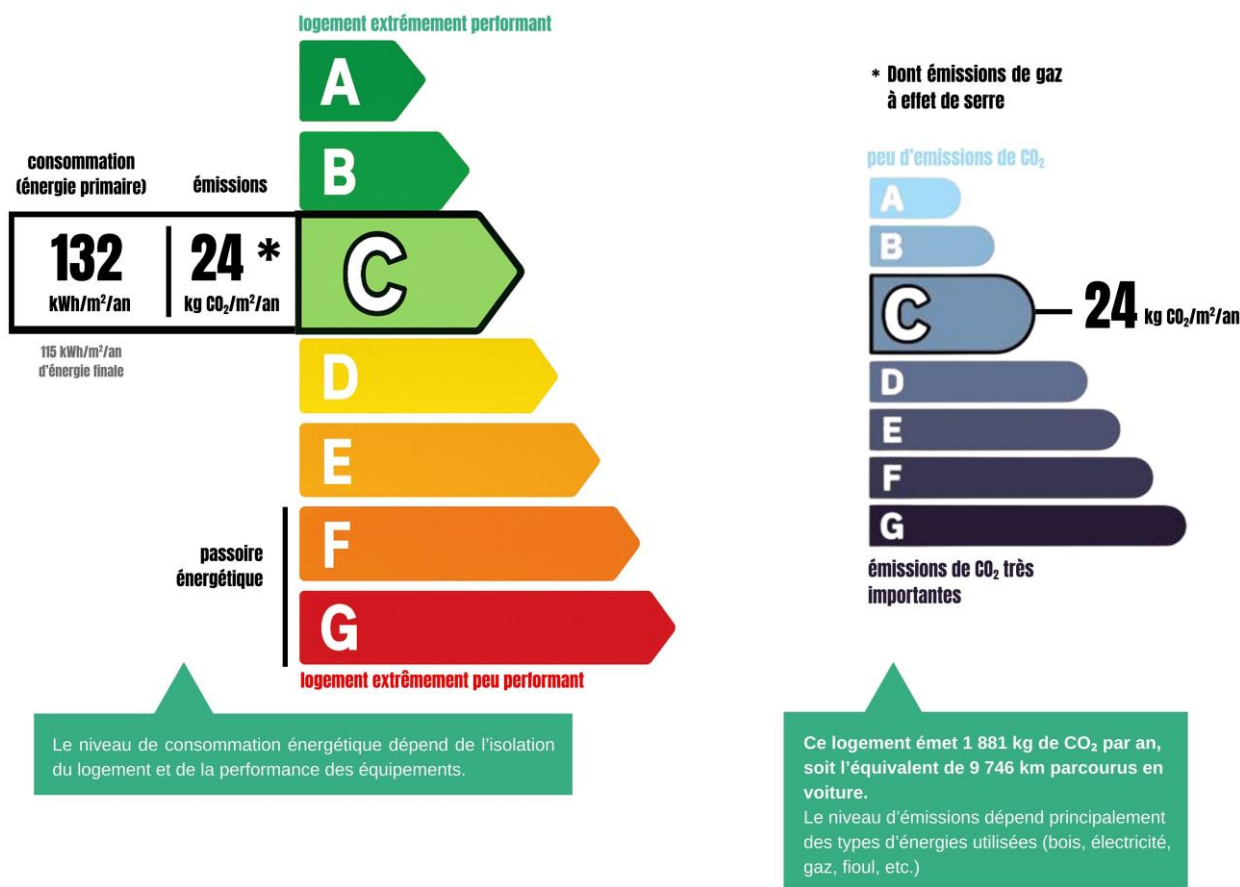
- CLIMATE RATE: C

24 kg CO₂/m²/year greenhouse gas emissions

- Estimation of the property energy yearly cost: between €890 and €1,240 per year

Average energy prices indexed for the years 2021, 2022, and 2023 (including standing charges)

The costs are estimated based on the characteristics of the property and standard usage across five areas (heating, hot water, air conditioning, lighting, and auxiliary systems).





*Dante
Obregon*

President - Antibes Transactions

📞 06 18 46 92 74



Information about the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr
(QR code on the right)



The risks-and-pollution report for this property can be viewed on our website:
www.antibes-transactions.fr/erp_0023.php
(QR code on the right)



You can see the fee schedule from Antibes Transactions on our website:
www.antibes-transactions.fr/honoraires.php
(QR code on the right)



Additional information

Real estate agency fees payable by the sellers: 2,98% of the sale price inclusive of the VAT

Average annual condominium service charges paid by the sellers: approximately €3,600, as declared by the sellers. Heating, hot water, cold water, and maintenance of the communal areas are included in the service charges.

Property sold subject to co-ownership regulations

Number of units in the condominium: 995 (including 470 residential units)

Professional condominium management company

Property tax: approximately €1,130, as declared by the sellers

Condition of the property: good condition

Legal information about the real estate agency Antibes Transactions

Address: 540 Première Avenue 06600 Antibes - France

Telephone: 09 70 44 87 17 / 06 18 46 92 74

Trade and Companies Register: 910 130 996 R.C.S. Antibes

Siren number: 910 130 996

Professional licence number: CPI 0605 2022 000 000 062

Real estate agency registered with the French one-stop business registration institution ("Guichet Unique des Formalités des Entreprises").

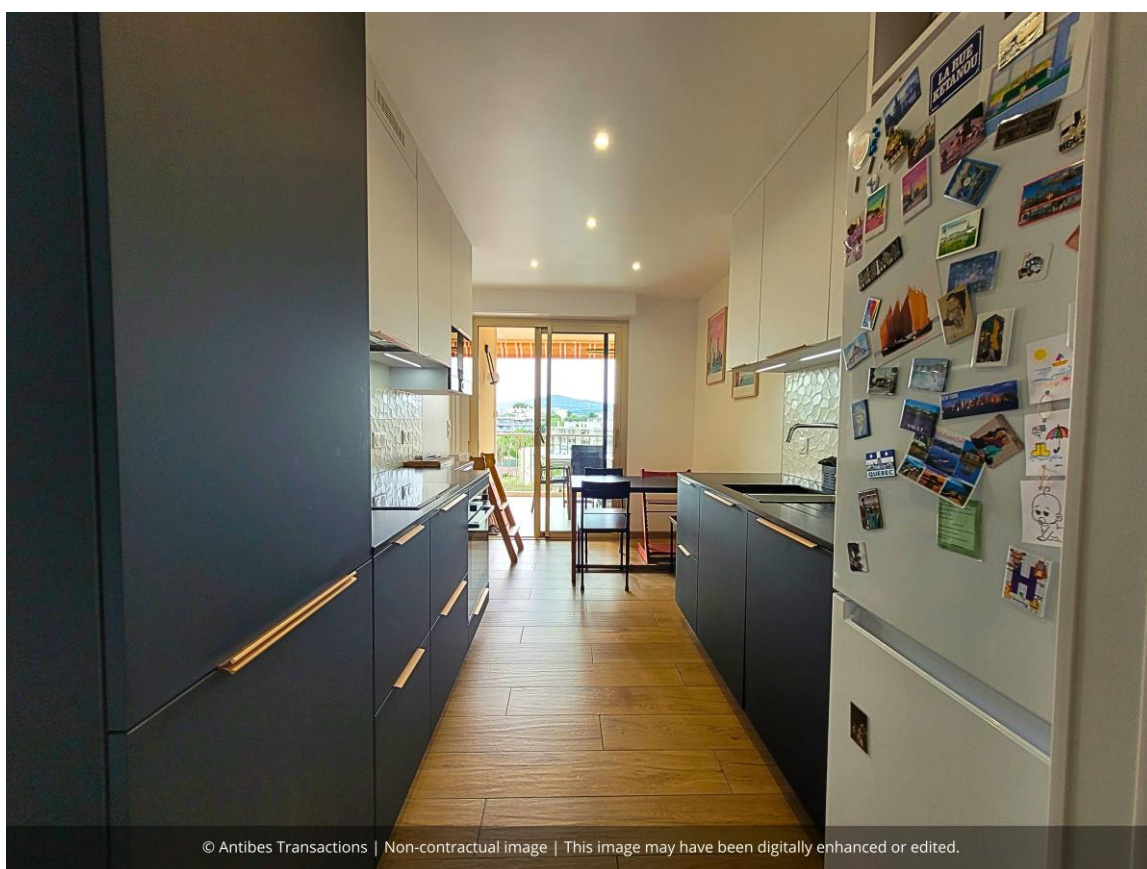
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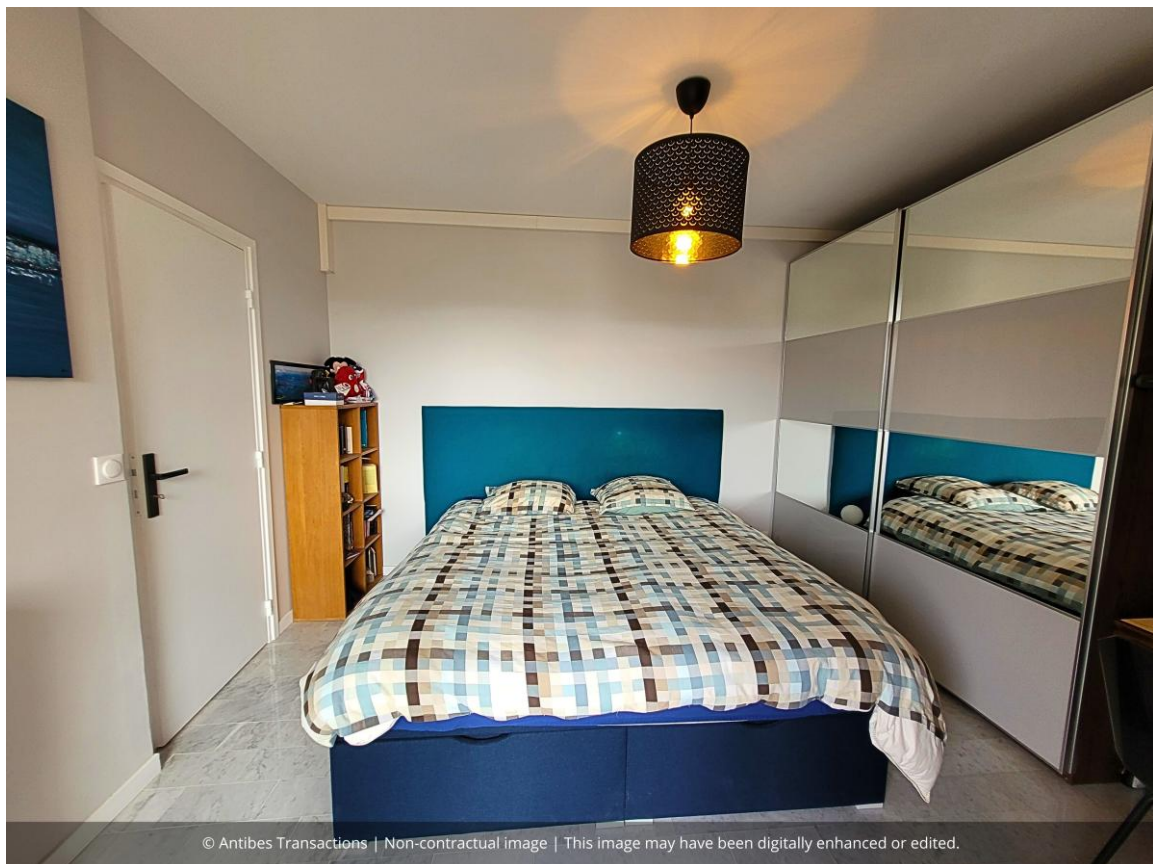
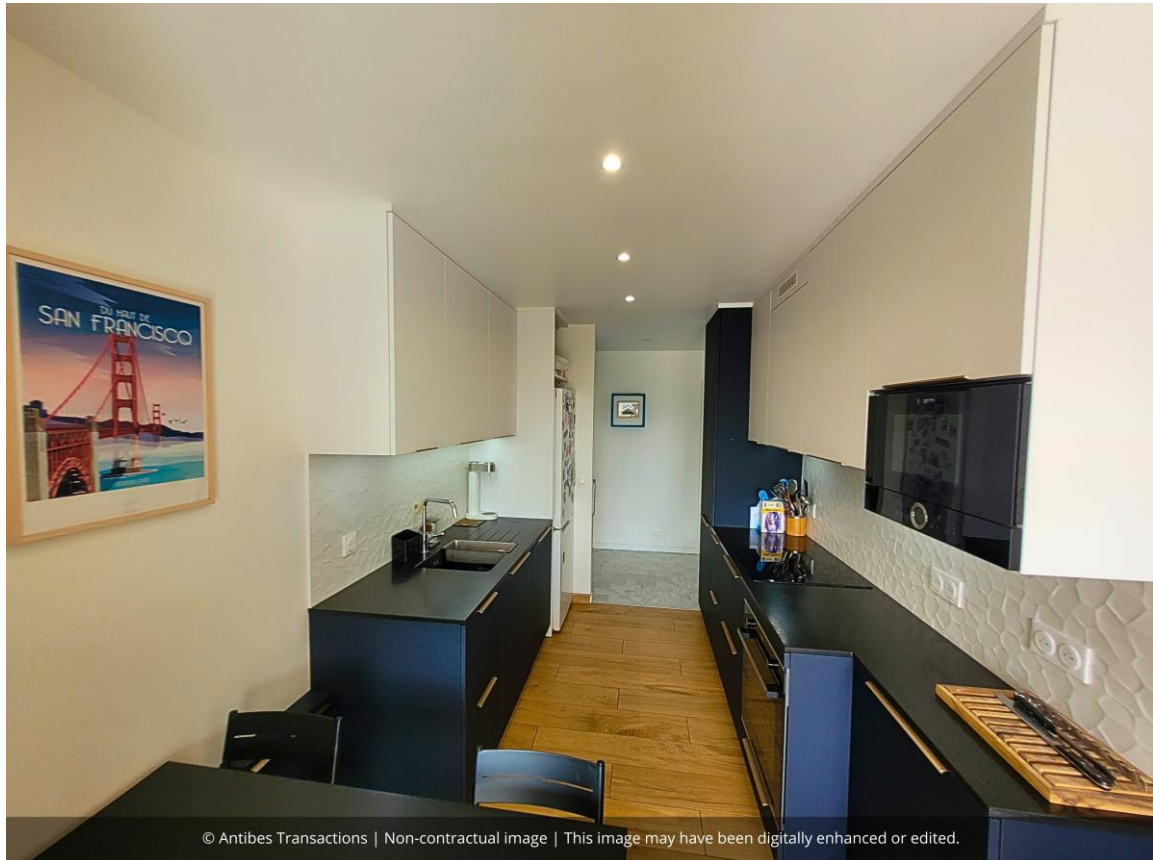
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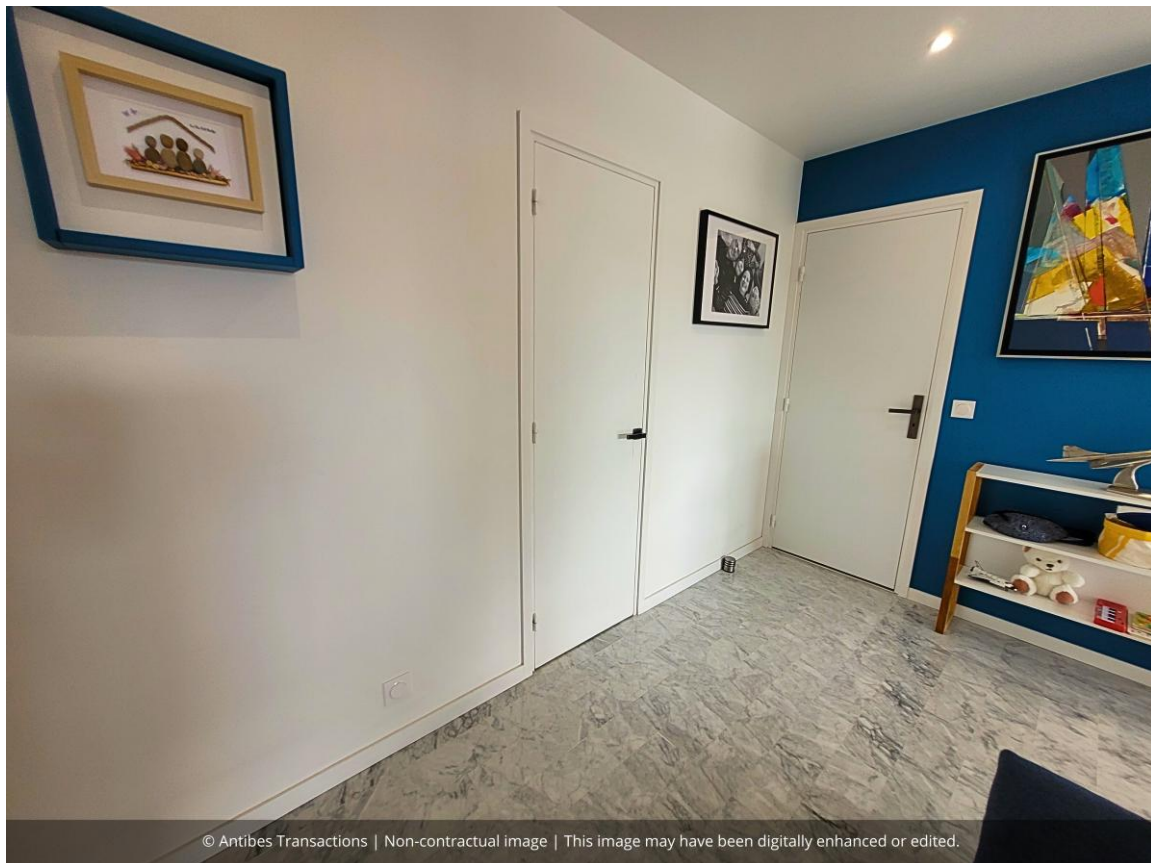








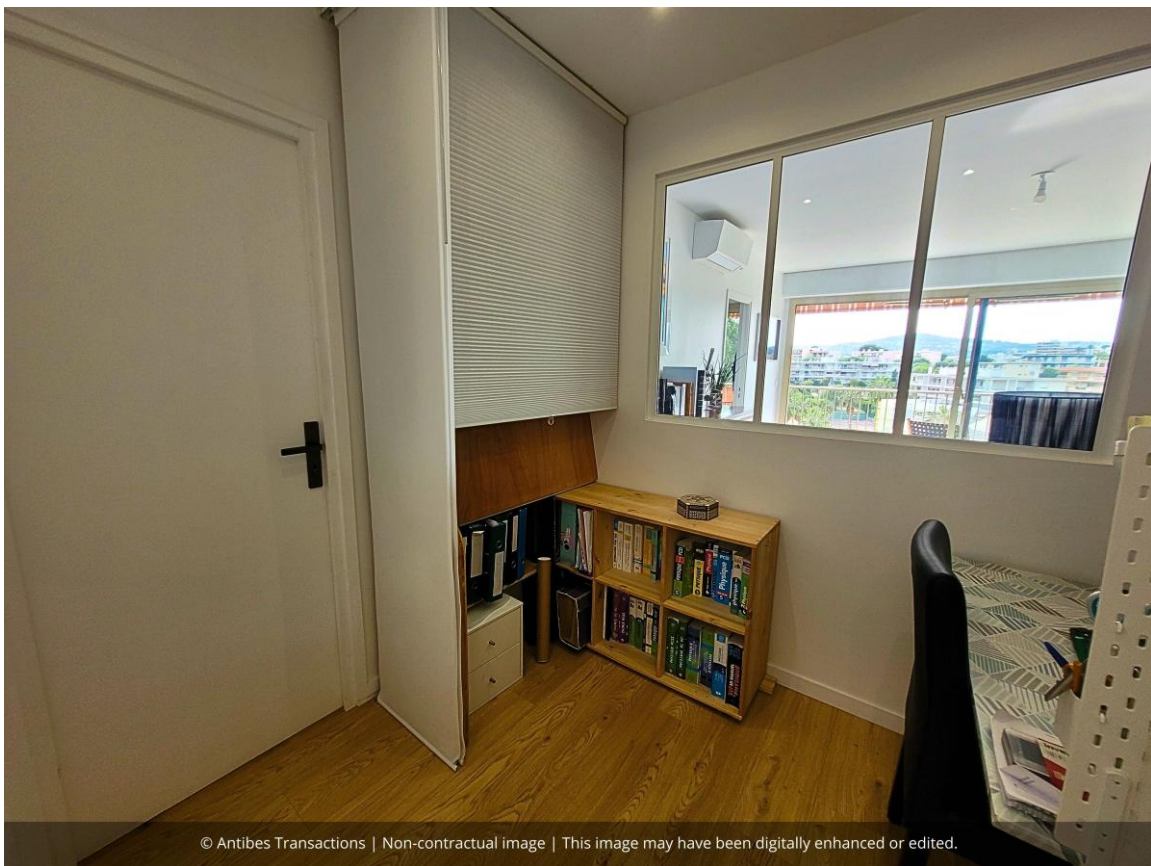


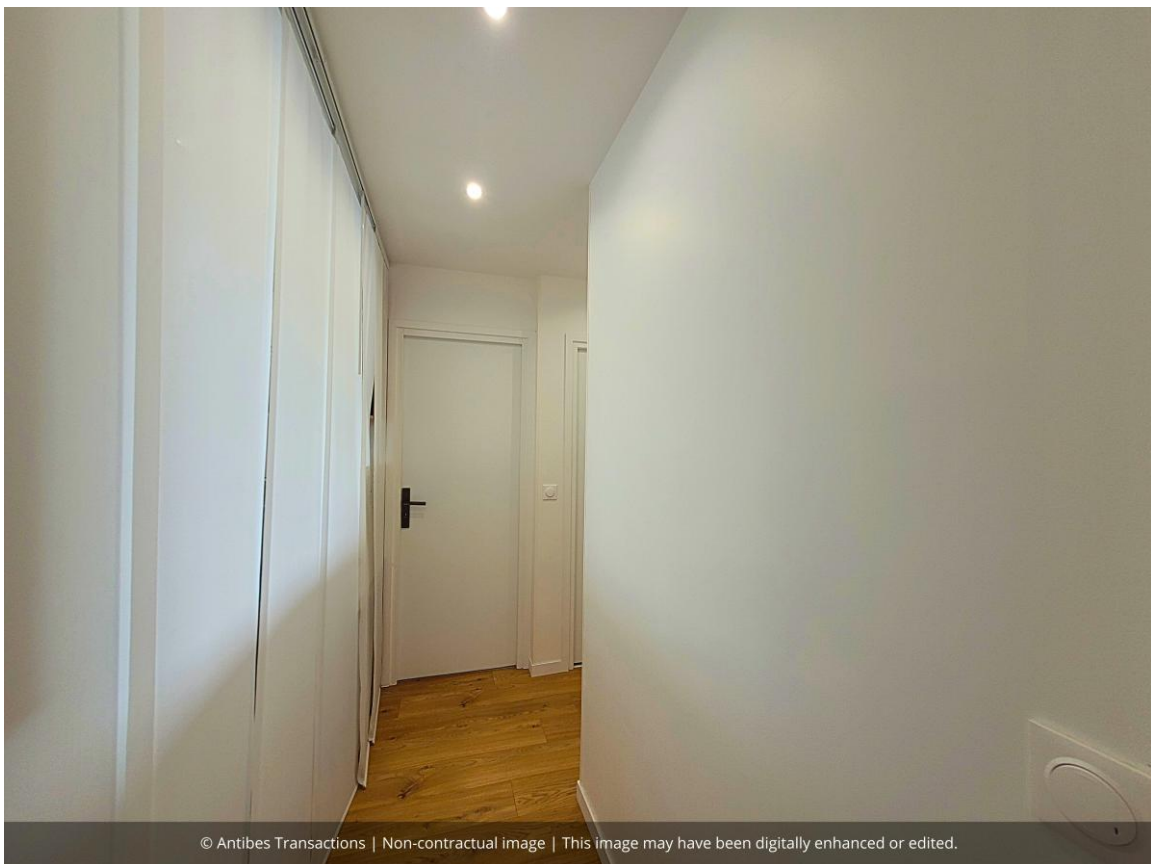


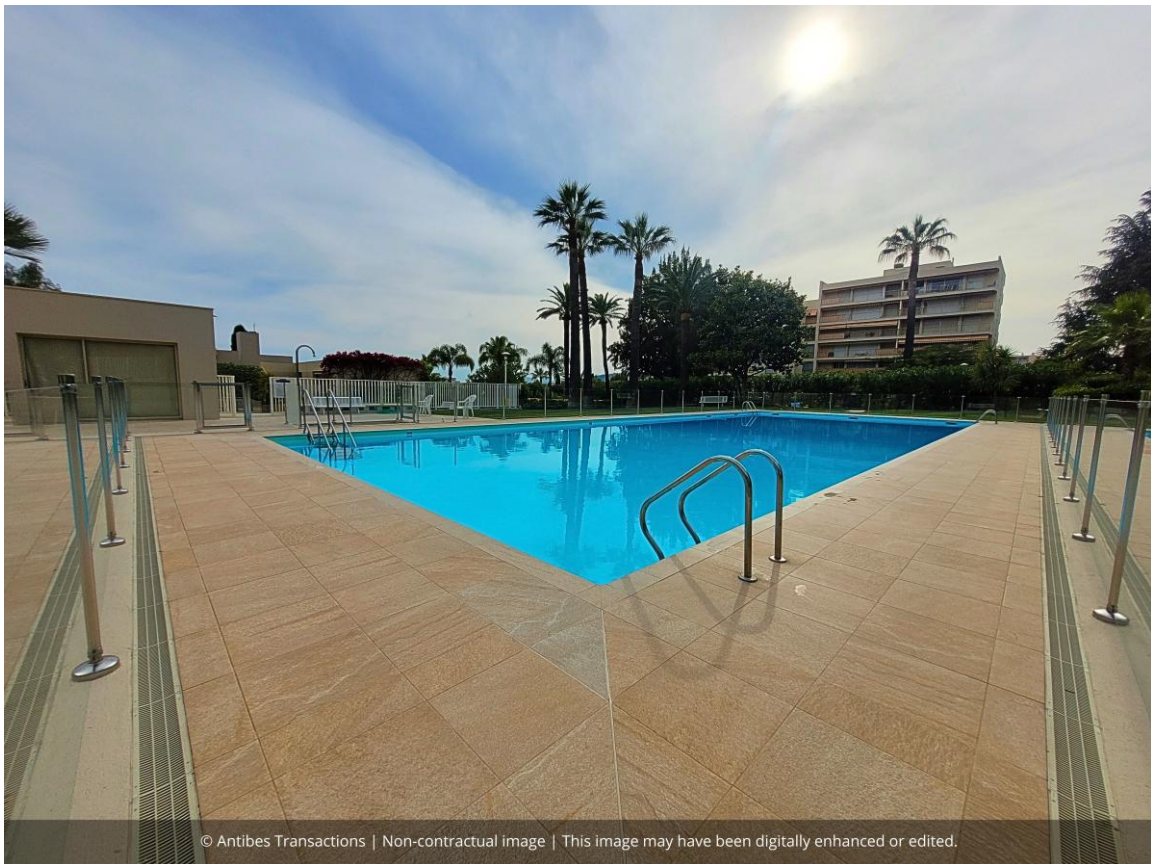
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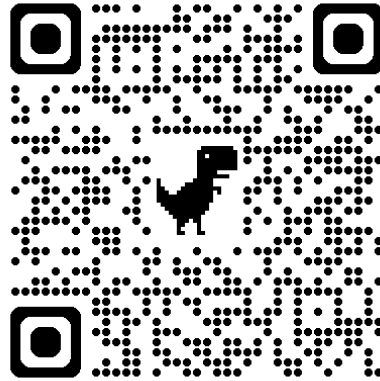






Discover the listing for this property using the link or QR code below:

www.antibes-transactions.fr/EN/0023.php



Dante Obregon

President

Real Estate Agency Antibes Transactions

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✉ contact@antibes-transactions.fr

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ANTIBES TRANSACTIONS

Agence immobilière | Real Estate Agency

