

Residential Investment Opportunity

ANTIBES LES PINS RESIDENCE ANTIBES, SOUTH OF FRANCE



MOYRA GROUP
GLOBAL REAL ESTATE

CONTENTS

PROJECT SUMMARY	<u>2</u>
LOCATION	<u>2</u>
GETTING THERE.....	<u>5</u>
THE RESIDENCES.....	<u>6</u>
THE APARTMENTS.....	<u>9</u>
PRICES	<u>10</u>
RENTAL RETURNS.....	<u>11</u>
CONTACT DETAILS	<u>11</u>
RESERVATION FORM.....	<u>12</u>
DISCLAIMER.....	<u>14</u>



PROJECT SUMMARY

Moyra Group is offering the opportunity to invest in 1, 2 and 3 bedroom residential apartments at the unique development, Antibes Les Pins Residence, located in Antibes, France.

The project has 99 residences in total, all with direct access to the sea. Some apartments currently have a leasing contract, allowing you to have a secure investment vehicle, with guaranteed tenants, but others are vacant and ideal to use as a holiday home.

Its terraces open onto an overflow swimming pool and an immense interior park covering 12 and a half acres. To the rear of this garden brimming with Mediterranean fragrances: the sea and 25 kilometers of inlets and beaches. "Antibes les Pins residence" offers a rare opportunity to acquire a main or second home, or to make a wise investment, in an exceptional location.

LOCATION

Address

55, avenue de Cannes

06600 ANTIBES

(see fig.1)

One of the dream destinations on the French Riviera, Antibes is all about the Mediterranean, sun and music. Blending culture and water sports, its magic ambiance is famous worldwide. It is on the **Avenue de Cannes**, close to Cap d'Antibes and its impressive villas, that the building selected by the real estate experts at Moyra Group stands.





Antibes, Where Cape Means Prestige...

Just a few kilometers from Nice and Cannes' storied Croisette, at the foot of one of the most prestigious capes on the entire French Riviera, Antibes combines the privileges of a magnificent coastline with the rare lifestyle of relaxed elegance. The narrow streets that criss-cross the old city exude warm colors amidst the wafting scent of spices. Antibes stretches on through the Pinède pine grove, myriad beaches and the Promenade du Soleil, a boardwalk every bit as exquisite as the nearby Croisette in Cannes.



A Sea of Inspiration

From Cap d'Antibes to Port Camille Rayon, beaches beckon with countless nautical activities beneath a beaming sun. Considered the ultimate chic beach resort on the Côte d'Azur, Juan-les-Pins undulates to the rhythms of jazz, with classic little bistros joined by renowned gourmet restaurants. Plus of course the casinos and discotheques, open year round.

Outside Antibes Les Pin Residences

At the foot of the building, in the pedestrian mall, cafes, restaurants, convenience **stores** and the beach make day-to-day life a pleasure.

Inside Antibes Les Pin Residences

Garden-side: a pure invitation to relax! Choose between taking a dip in the **overflow swimming pool** or jogging around the 12 and a half acre **park!** Whatever your plans, either as an investor or future resident, the developer has drawn on all its expertise to bring out the full value of this development, with the aim of offering you **a rare opportunity along the edge of the French Riviera.**

GETTING THERE

Motorway

Route Nationale 97 and Route Nationale 98, known as the “seaside road”, both lead to Nice, Cannes, etc. Access to the A8 motorway is only about fifteen minutes away.

Train

Antibes Juan-les-Pins station also offers 5 to 6 TGVs daily, except during school holidays and peak travel times, making Paris just five hours and 12 minutes away, Marseille two hours and 10 minutes away, and Lyon Part-Dieu station just four hours away.

Air

Nice Côte d’Azur airport is just 13 kilometres away. Its two terminals offer flights with the following major airlines: Aeroflot, Air Algérie, Air France-KLM, Air Maroc, Austrian Airlines, Alitalia, British Airways, British Midland, Delta Air Lines, EasyJet, Emirates, Iberia, Lufthansa, SAS, Swiss, Tunis Air... which link Nice to the majority of France’s international and regional airports and a number of major international destinations.

Bus

The “Envibus” mass transit system of the greater Sophia-Antipolis community is made up of 31 lines, serving all communes within the immediate region.

DISTANCE TO...

- | | |
|-------------------------|------------|
| • Airport (Nice) | 20 Minutes |
| • Beach | 5 Minutes |
| • Cannes | 15 Minutes |
| • Monaco | 20 Minutes |

THE RESIDENCES

What first strikes people when they arrive here, is the exceptional views offered by the “Antibes les Pins residence” development. A view with nothing to distract the eyes from the **12.5 acres of Mediterranean parkland**, its **overflowing swimming pool**, **the sea** and the **Iles de Lérins** on the horizon and, on the pedestrian mall side, the wooded hills of the hinterland.



Direct access to the sea

The exceptional character of these surroundings, **direct access to the sea** and to the stores at the foot of the building, and the quality of its construction served as the primary selection criteria for this project.



We set ourselves the aim of developing this **unique potential** with a view to offering you a residence boasting a triple vocation: main home, second home, or investment. The design of the apartments bears this in mind, with compact layouts ideal for holidays – available at accessible prices – and larger apartments that are perfect for day-to-day life.

GOOD TO KNOW:

- The deep terraces here have been designed as genuine living spaces.
- A live-in guardian is on site for your comfort and peace of mind.

Garden and swimming pool

At 55 Avenue de Cannes, “Antibes les Pins residence” is built in a U-shape surrounding a **large overflow swimming pool**. At its foot, an **immense, 12 and a half acre park** filled with plants that give off typically Mediterranean fragrances, stocked with seasoned olive trees and palms and providing direct access to the sea. **A total change of scenery.**



Thanks to the fact that its height has been limited to just 5 floors, the development is harmonious and forms a **residence of very human dimensions** boasting certain architectural features that are typical of Provence, such as four-sided sloping roofs and clay roofing tiles, but also **large terraces** that extend the apartments, adding more or less an extra room given how the warmth of the climate invites one to “live outdoors”.

THE APARTMENTS

Bright and comfortable, the apartments are for the most part extended by a loggia that offers a view out over the sea and garden, designed almost as a separate room all on its own. They range from studios to 3 bedroom apartments, compact layouts to family living spaces, and capable of **accommodating any lifestyle**.





RENTAL RETURNS

For long term lets, and a list of current tenancy agreements and monthly rentals, please contact us directly. To better maximize your rental returns, we would recommend taking the route of short term lets, as these provide much higher rental yields and give you the flexibility of using the property at your own leisure time.

APARTMENT TYPE	WEEKLY RENTAL
1 Bedroom	€1000 per week
2 Bedroom	€1200- €1300 per week
3 Bedroom	€1500+ per week

CONTACT DETAILS

For Further information please contact:

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