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NEW LAUNCH

# PARC EUGENIE

Cannes, South of France





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**Location:** Oxford District, Cannes

**Address:** 37 avenue du commandant Bret, Cannes

**Delivery Date:** 3<sup>rd</sup> Quarter 2014

**The Offer:**

- Brand New Luxury Apartment Residence in the heart of Cannes
- Nestled in a private conservation area, surrounded by an acre of beautiful green Mediterranean Gardens
- 5 minutes from the Croisette
- Two Swimming Pools and Roof Top Swimming Pool
- South-facing living rooms with wide glazed openings extending to balconies or terraces
- Large balconies like extra living rooms, ideal for sunbathing
- Fully fitted and equipped kitchens
- 24hr Porter and Security - each apartment is equipped with Video Phone & Alarm
- Secure underground parking and/or underground garages
- Unique Opportunity: No more land available to construct any new buildings in the area, as it is an established and sought-after location
- Developed by France's leading property developer, with over 45 years of experience and proven track record
- 10 Year Construction Guarantees
- Significantly lower buying costs (3.75% as opposed to typical buying costs in France of 8.8%)

**An Exclusive Residence in a Privileged address...**

Located in a highly sought-after, residential district of Cannes, this elegant estate designed by France's leading developer, is one of the most exceptional havens. A secret hideaway above the city, it is nestled in a vast garden sprawling across a full hectare of land, much of which is conservation land. Each of the two luxury apartment buildings has its own private swimming pool to keep the residents refreshed year round.

The immaculate façades are given a sense of rhythm by their transparent continuous balconies. The upper floors offer generous terraces that extend the apartments and act as additional rooms. The Oxford residence boasts superb views giving onto park, providing a calm and tranquil environment.



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## Location

Nice Airport: 25 minutes  
Cannes-Mandelieu Aerodrome: 12 minutes  
Train/ Railway Station: 7 minutes  
Bus Station: located just across the road from the apartment complex

La Croisette: 5 minutes  
Rue d'Antibes 5 minutes  
Grocery Store: 3 minutes (or 10 minute walk)  
Schools: 10 minutes



Located right at a bus stop that enables you to quickly reach the **shops on Rue d'Antibes** and **la Croisette**, this residence is ultra-convenient. A host of fine schools are located nearby, some of which you can even walk to, so this **holiday home** can also be a **family home**. A ten minute walk to the **grocery store** lets you fill your cupboards and fridge with ease. And adventure is at your fingertips when you hop on the motorway for Antibes, Nice or Monaco!



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### St Tropez: 1 hour drive



### Nice Cote D'Azur Airport: 20-25 minute drive





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Peace & Tranquillity at the heart of Cannes



Glitz & Glam only five minutes away



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## The Buildings



Entrance





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## Aerial View



With its elegant, restrained lines, the Parc Eugénie estate blends perfectly into its natural environment. In this rich and historical setting, the landscape designer François Navarro has successfully met the delicate challenge of modernising the park while retaining the spirit and beauty of its historical composition.

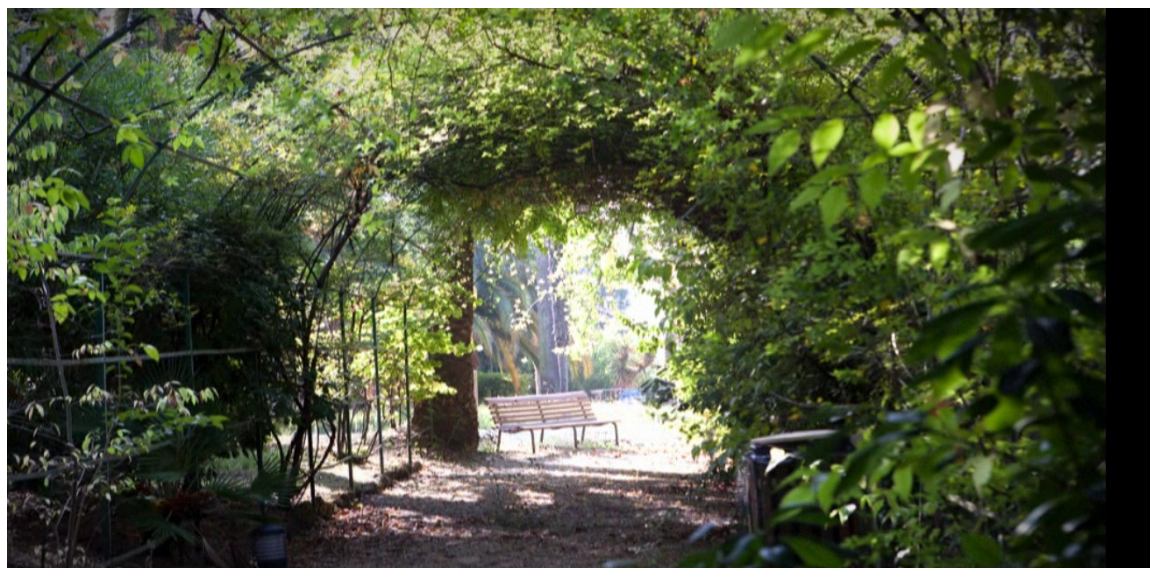


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## The Common Grounds



A secret hideaway above the city, nestled in a vast garden sprawling across a full hectare of land, yet so close to everything.



Lying in the heart of these luxuriant green surroundings, two private lanes run alongside either glades of tall trees or the exotic gardens with their brightly coloured and sweetly perfumed flowers.



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## The Common Grounds



Roof Top Swimming Pool

**Good to Know:** Whether you prefer a morning or evening swim, each of the residence's two swimming pools invite you to take a dip whenever you fancy. You long for the sand and the sea? The beaches of la Croisette are but a 5 minute drive away. Tennis anyone? The closest courts are just 2 km away and the superb Cannes Garden Tennis Club is only about a 10 minute drive. If you're looking for a fairway or a putting green, you can be at the Royal Mougins Golf Club in 15 minutes



Day Time Swimming with superb views of the Park

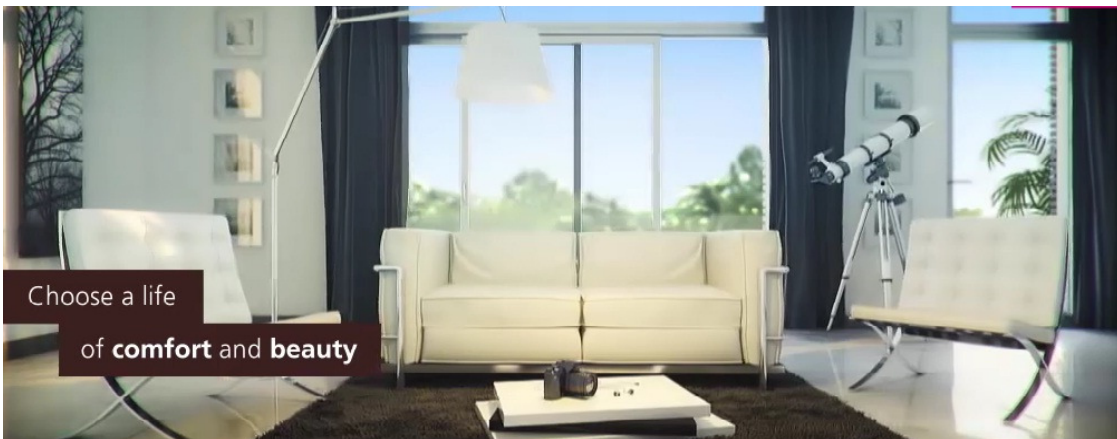


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## The Properties



Large Balconies, like an external Living Room





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Upper floors offer generous terraces that extend the apartments and act as additional rooms.



Luxurious Interiors & Bright Open Spaces



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Savour the Luxury and Beauty of living in the heart of a hundred-year-old park



Contemporary Finishes & Fully Equipped Kitchens



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Luxury Inside and Outside



24 Hour Security & Porter



## Advantages of Buying Off-Plan in France

- ✚ **Significantly Lower Buying Costs:** Buying off-plan can save you quite a lot of money on just purchasing costs to start off with. A re-sale property can cost you 5% more than buying a new build property (on a €500.000 property, you could be saving €25.000 automatically)

	NEW BUILD (OFF-PLAN)	RENOVATION/RE-SALE
Notary	2.5%	7.5%
Mortgage	1.25%	1.25%
<b>TOTAL</b>	<b>3.75%</b>	<b>8.8%</b>

- ✚ **No hidden costs:** It is common practice in France Estate Agency to charge up to 6% commission to the buyer, and this is often included in the price, although not always apparent nor clear to the foreign buyer. At registration of deeds the price paid for the property would be separated from the commission (e.g. you agreed the price of €500.000 on a re-sale property, at title deeds the property price would be registered at €470.000 and €30.000 as commission). If you are buying from a UK agent, this is hardly the case. With off-plan, such as Parc Eugenie, Cannes, the price you see, is the price which you pay, with *no commission nor hidden charges* (e.g. you agreed the price of €500.000 on a new build property, at title deeds the property price would be registered at €500.000).
- ✚ **No upgrades needed.** No major repairs for the first few years.
- ✚ **Warranties.** The constructor is responsible for the quality of what it sells you for a period of 10 years.
- ✚ **Modern equipment** That complies with the latest quality and safety standards (thermal and noise insulation). Heating savings. Fully fitted brand new kitchens & white goods.
- ✚ **Quality of design** Functional and well thought-out: no redundant space, optimum freedom of movement and interior light.



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- ✚ **Customization.** Choose the facilities and materials you want from our pre-selected ranges. Decorate your apartment exactly the way you want, choosing from an extensive selection of tiling, earthenware, floor coverings, colours etc... Buying off plan also often allows you to have modifications made to suit your needs and lifestyle and even to the way your apartment is laid out (opening up a kitchen, moving a partition, converting a bedroom into a living room, etc.)
- ✚ **Fiscal advantages.** French law (Robien/Borloo) on rental investment. In a number of towns/cities, exemption from property tax for a 2-year period following the property's completion.

## Warranties

Buying off plan is a very structured process and buyers are covered by three types of warranty against defects. Knowing them will allow you to buy in complete confidence:

- ✚ **Maintenance warranty:**

This obliges the developer to repair any faults that may appear (whatever their nature or level of importance) that are pointed out to them during handover or during the first year following delivery.

- ✚ **Building warranty:**

This applies during the two years following handover and covers all equipment, with the exception of household electrical appliances and furniture, which can be removed or replaced without damaging the property's structure. It would apply, for example, to roller blinds and sanitary fittings.

- ✚ **10-year warranty:**

For a 10-year period following delivery, this covers any damage that may compromise the solidity of the real estate and any fittings forming an integral part of it, or which make these unfit for their intended use.

These guarantees are contained in an insurance contract, the terms of which are given to the purchaser with the keys to the property.



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## Prices

Studios from	€197,000
1 Bedroom Apartments from	€270,000
2 Bedroom Apartments from	€440,000

## Contact

For Sales Enquiries please contact your investment consultant at

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