

# Residence Royal

**Region:** Cote d'Azur

**Sleeps:** 6 **Bedrooms:** 3 **Bathrooms:** 3



## Overview

A luxury seafront apartment with stunning views over the bay of Antibes. Extremely well-maintained and air-conditioned apartment with 3 ensuite bedrooms to comfortably sleep 6. Ponteil beach is only 200 meters away and the town of Antibes is a leisurely 20-minute stroll.

## Description

A superb 3 bedroom/3 bathroom apartment in the new Residence Royal with stunning views over the bay and the Cap d'Antibes. This outstanding third floor apartment of 105 square metres plus 42 square metres of balcony has all its principal rooms on to the balcony overlooking the sandy Ponteil beach and the bay of Antibes. Its contemporary design and comprehensive amenities make it a joy to stay in.

A wonderful apartment with fabulous sea views and finished to the highest specification.

The master bedroom has a large double bed ; en suite facilities and dramatic views over the bay. Likewise the second double bedroom is also en suite and has the same aspect. The fully equipped Italian kitchen has all the facilities you would expect including fridge/freezer, oven, hob, microwave and dishwasher. The third twin bedded room has its own bathroom with shower and lavatory. The lounge and dining area are open plan with the kitchen and provide a magnificent living space. A spacious balcony runs the full length of the apartment and is ideal for relaxing lunches and dinners from locally sourced excellent meat; fish; seafood and salads and locally produced rosé wine.

Large balcony with two sun loungers, 4-seater sofa and table and chairs to seat 6 people and amazing views over the Mediterranean Sea and the Bay of Cap D'Antibes and awning full width of the balcony. (NB: The balcony gets the sun early morning but only one corner of it gets the sun all day).

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## Layout

Bedrooms:

Two of the bedrooms have en suite facilities and stunning views over the sea. The third bedroom has twin beds.

Bedroom 1 : 1 Large Double Bed

Bedroom 2 : 1 Large Double Bed

Bedroom 3 : 2 Single Bed

Bathrooms:

Two bathrooms are en suite . The main en suite facilities have large walk in Italian shower and double sink . All bathrooms are fitted to a very high standard.

Bathroom 1 : Toilet, Shower Enclosure, Large shower area

Bathroom 2 : Toilet, Bath with Shower

Bathroom 3 : Toilet, Shower Enclosure

Kitchen:

Microwave, American fridge Freezer, Dishes & Utensils, Hob, Coffee Maker, Grill, Dishwasher, Pantry Items, Toaster, Kitchen, Refrigerator, Cooking Utensils, 4 Ring Stove, Oven, Ice Maker

Other:

Television, Satellite / Cable, Books, Stereo, DVD Player, Wifi internet

Amenities/Facilities:

Parking.

Hob/Stove, Oven, Fridge, Fridge/Freezer, Microwave, Dishwasher, Washing Machine, Iron.

Cable, Satellite, TV, Telephone, Central Heating, Air Conditioning, Internet Access.

Accessibility

## More Info

Visited by our team.

There is free underground parking for two cars.

Lift available.

Wheelchair accessible.

Check-in time is between 5 pm and 7 pm on day of arrival. Guests are asked to depart by 10 am so that we can make the apartment ready for the next guests.

Cot and high available if required

This is a most luxurious and modern apartment and extremely well maintained and was recently visited by our team. Guests staying in the apartment can use the spa and gym on the ground floor of the hotel for a fee. A welcome basket awaits all guests to help you through your first night's stay. there is a local supermarket only 2 minutes walk away with a larger one in the Old Town.

There is a Provencal Market everyday from June to September where you can buy all your locally produced fresh produce

## Features

- Aircon
- Internet
- Satellite TV
- Easy walk to beach (<15 mins)
- Easy walk to shops (<15 mins)
- Suitable for reduced mobility
- Heating
- Golf nearby
- Watersports nearby
- Secure parking
- Family friendly
- Terrace
- No pets allowed
- Sea view

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Long-term Renters Welcome, wheelchair accessible, suitable for elderly or infirm, non smoking only, pets not allowed, children welcome.

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## Location

This apartment is ideally situated to explore the old town of Antibes; the famous Provencale market which takes place every morning except Mondays; and the Port Vauban, the largest marina in Europe, with a heliport within the port and some of the world's largest and most impressive yachts. Nearby are many fascinating cities and villages including the Provençal villages of Valbonne and Mougins; the old medieval villages of Gourdon and Tourettes sur Loup; Grasse - the capital of the perfume industry; and St Paul de Vence famous for its painters and studios.

Or you can just enjoy leisurely lunches or dinners in the beach side restaurants or the old town - all of which are in easy walking distance.

### Golf

Golf is available near this property.

Nearest golf: Cannes Mougins, 10 Kilometres

### Distances

Nearest AIRPORT - Nice Cote d'Azur: 15 Kilometres

Nearest TRAIN - Antibes: 3 Kilometres

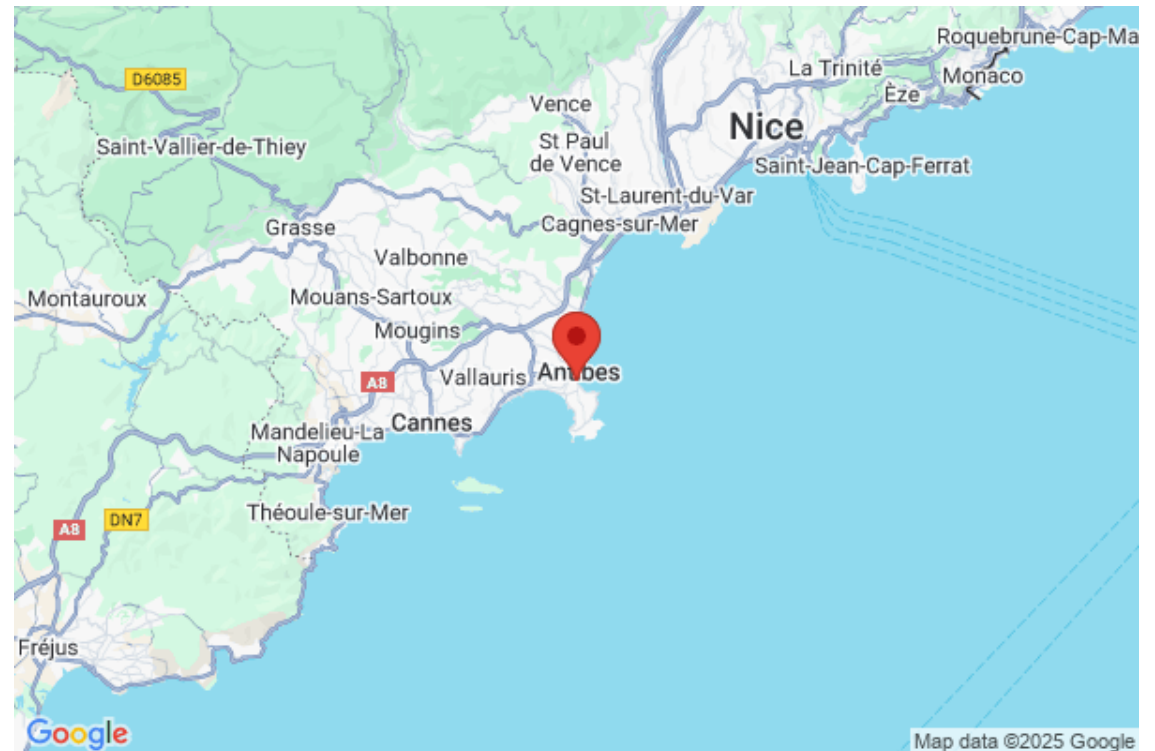
Nearest MOTORWAY - A8: 6 Kilometres

Nearest BEACH - Ponteil : 200 Metres

Nearest BARPUB - Cafe Royal: 10 Metres

Nearest GOLF - Cannes Mougins: 10 Kilometres

Nearest RESTAURANT - Cafe Royal: 10 Metres



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## Photos



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