

# Villa Roses d'Antibes

**Region:** Cote d'Azur

**Sleeps:** 10 **Bedrooms:** 5 **Bathrooms:** 5



## Overview

The beautiful art deco Villa Rose d'Antibes in Cap d'Antibes is a true delight. Set within spacious Mediterranean gardens, its private heated pool offers guests the peace and quiet they are looking for, and yet you are only a few steps away from the Azur-blue Mediterranean and its sandy beaches. 5 ensuite bedrooms, air conditioning throughout. New top-end jacuzzi and ornamental fish pond. Saturday to Saturday.

## Description

An art deco whitewashed villa and independent house with contemporary Provencal interiors full of light and space. The main villa features 3 suites, all individually designed, plus underground accommodation with natural light which could be considered for one or two support staff; The independent house features a further 2 suites making a total of 5 suites.

Excellent location 50 metres from the Salis sandy beach of Cap d'Antibes and 10 minute walk into the Old Town of Antibes with its Provencal market, Picasso Museum, artisanal shops, galleries, restaurants and bars. 15 minute walk to Juan les Pins with its beaches, restaurants, bars, nightclubs and Casino.

The Villa is attractively designed with a breathtaking view graced by 100 year old large palm trees in grounds and rose gardens. It has high security, is very serene with excellent amenities like a heated swimming pool with small waterfall, jacuzzi, terraces, sun loungers, seating areas, outdoor shower and outdoor kitchen.

The environment is child friendly due to a small secured pond with fish, a nice bird house and several play areas for children are in the neighbourhood.

The main villa feature 3 suites all individually designed, plus underground accommodation with natural light which could be considered for one or two support staff, while the independent house features a further 2 suites making it a total of 5.

The ground floor consists of a large, light and airy living area of 100 m2 featuring many entertainment areas, living/lounge area with sofa and large chairs, large flat screen TV and fireplace. This is followed by an open area with bar set up with three wine caves and long table and chairs, then a wide conservatory style dining area with table to seat at least 10 people. This leads through to the newly refurbished kitchen and large patio doors then lead out onto the decked terrace, which has sea view and where there is a jacuzzi, BBQ, a lounge area, dining seating for 13 and sunbeds.

Fully equipped kitchen leading onto a pantry for storage, washing, laundry area, etc. American fridge with water cooler and icemaker, large gas oven, microwave, dishwasher. Separate utility room with x2 washer/dryer machines. 2 highchairs and 2 cots available.

Toilet on ground floor.

Small office type room on ground floor.

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The 3 bedrooms suites are on the first and second floor of the house.

- Total living space (villa and independent house) approx. 300m2
- Outside space 1000m2
- All rooms have air-conditioning
- Flat TV screens in every suite and the living room of the main villa
- Newly installed heated swimming pool with small waterfall, terraces, sun loungers, seating areas, outdoor shower
- Palm trees in grounds and rose gardens
- Fish pond with oriental fish and small waterfall
- Large raised terrace from the main villa with partial sea view and that of the lighthouse in Cap d'Antibes
- Parking for up to 4 cars. Electric gate and side door video entry system
- Wi-Fi connection throughout the property

## MAIN VILLA

### Suite 1 Seaview Room

Kingsize bed, small balcony with sea view and view of the lighthouse in Cap d'Antibes, marble pillared bath with shower, double wash basin in slate and wood, flat screen television and airconditioning. Small table and 2 chairs. First floor.

Ensuite marble bathroom with feature corner bath.

### Suite 2 Penthouse

Kingsize bed and single bed, two small balconies one with table and chairs, awning and sea view, ensuite area with rolled top bath and wash basins in slate and wood within the suite, separate toilet, flat screen television and air-conditioning. Second floor.

### Suite 3 Swimming pool room

Kingsize bed, view of lighthouse in Cap d'Antibes, ensuite with corner bath and shower, washbasins in slate and wood, flat screen television and air-conditioning. First floor.

A series of rooms below the living room areas with low ceilings, of lesser quality but could possibly be used as accommodation for support staff as it features a bedroom area, shower room/toilet facilities and living area as well as storage areas.

INDEPENDENT HOUSE with 2 separate suites.

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At the entrance to the villa is an independent house featuring two further suites:

Flower Room - large private terrace with gate entrance, terrace features table and chairs and summer kitchen, king size bed and single bed, large bathroom with corner bath, separate shower and toilet, marble and wood double basins. Airconditioned. Flat screen TV.

Garden Room - separate entrance, double size bed, single bed, large bathroom with jacuzzi bath and walk in shower, marble and wood double basins

## OUTSIDE

Heated swimming pool of approx 9.5m x 4m and with a water feature.

Summer kitchen by the pool with a gas BBQ.

Sunbeds and dining furniture.

Jacuzzi and solar shower.

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## Layout

Total living space of villa and independent house is approx. 300 sqm

Outside space 1000m2

All rooms have air-conditioning

Wifi connection throughout the property

Flat TV screens in every suite and the living room of the main villa

Newly installed heated swimming pool with small waterfall, terraces, sun loungers, seating areas, outdoor shower.

Fish pond with oriental fish and small waterfall

Large raised terrace from the main villa with partial sea view and that of the lighthouse in Cap d'Antibes

Parking for up to 4 cars. Electric gate and side door video entry system

5 bedrooms to sleep 10 guests:

### MAIN VILLA

Seaview room

- 2/3 people
- King size bed (one single bed)
- Special bathroom, everything in marble
- Safety box
- Television / Cable TV
- Hairdryer
- Balcony with sea view

Swimming Pool room

- 2 people
- King size bed
- Bathroom with shower/bath and toilet
- Safety box
- Television / Cable TV
- Hairdryer

## More Info

Visited by our team - very highly recommended.

The child friendliness of the villa (a small secured pond with fish, a nice bird house, the beach at 40 meters, several play areas for children nearby etc.)

- Total living space (villa and independent house) approx. 300m2

- Outside space 1000m2

- NEW TOP END JACUZZI (240 euro per week) + NEWLY RENOVATED KITCHEN

- All rooms have air-conditioning

- Flat TV screens in every suite and the living room of the main villa.

- Newly installed heated swimming pool (8 meters by 4 meters) with small waterfall, terraces, sun loungers, seating areas, outdoor shower

- Palm trees in grounds and rose gardens

- Fish pond with oriental fish and small waterfall

- Large raised terrace from the main villa with partial sea view and of the lighthouse in Cap d'Antibes

- Parking for up to 4 cars. Electric gate and side door video entry system

- Wi-Fi connection throughout the property

Villa Roses d'Antibes is also an ideal place to stay during Cannes conventions including:

MIPIM, MIPCOM, Cannes Lions, Tax Free, Cannes Film Festival etc.

Taxi to Cannes is only 15 minutes and shuttles run for the MIPIM convention.

Breakfast and cleaning can be provided for corporate stays.

Please contact us about our special event packages.

## Features

- Aircon
- WiFi Internet
- Easy Walk to Beach
- Easy Walk to Shops
- Heatable Pool
- Winter Heating
- Golf Course Nearby
- Watersports Nearby
- Sea View
- Private Pool

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- View on swimming pool and garden

Penthouse

- 2/3 people
- King size bed (one single bed)
- Separate toilet, bath+shower is situated in the room
- Safety box
- Television / Cable TV
- Seaview
- 2 balconies

SMALL VILLA

Garden room

- 2/3 people
- King size bed (one single bed)
- Bathroom with separate shower, whirlpool bath and toilet
- Safety box
- Television / Cable TV
- Hairdryer

Flower room

- 2/3 people
- King size bed (one single bed)
- Bathroom with separate shower, bath and toilet
- Safety box
- Television / Cable TV
- Hairdryer
- Private terrace

TESTIMONIALS FROM OUR GUESTS

Alistair Sawday's Special Places to Stay and Alistair Sawday's French Hotels, Chateaux and Inns:

"You could drive here, park the car and not use it until you leave: a sandy beach with a view to Old Antibes is a minute away, the old town and market ten and the shops five... What a find around here... The gracious white house, with white shutters, is enclosed with its garden by high walls in a quiet little road. Inside fabrics and walls are mostly white, cool and tranquil..."

Marie Claire:

"The very welcoming demeure Roses d'Antibes is situated in the prestigious Cap d'Antibes, 50 metres from the beach and only 10 minutes to the centre of Antibes. The rooms are decorated in tones so light that the sun is always present... The garden, with its swimming pool all near the sea is very agreeable including the interior of the villa..."

Booking Terms and Conditions

Minimum one week rental during the months of January, February, April, May, September and October. Minimum two weeks rental during the months of June, July and August.

Long term lets welcome from November to April.

Additional charges

Water, gas and electricity are included in the rental price. Bedlinen and towels rental are an additional charge. (please see "Price Info")

Regarding cleaning, Villa Val des Roses will organise a professional cleaner on your departure, total cost 300€, which will be taken out of the deposit along with any other agreed charges.

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The pool's chemical and backwash treatment (not the picking up of leaves etc in the pool) is included in the rental. The maintenance/cleaning of the terraces, parking area, cushions are not included and shall be done by the tenant.

## GENERAL

- Rentals are from Saturday to Saturday check-in from 15:00 and check-out at 10:00
- Children of all ages are welcome
- Please note this is a non-smoking property

To confirm a booking, a deposit of 30% (minimum 1600 Euro) of the total rental price is payable immediately.

8 weeks prior to the rental the remaining 70% charge is payable along with a 30% damage deposit with a minimum of 1,600€. The damage deposit will be returned after the rental should there be no damage and after cleaning costs (300 Euro), gas and electricity charges for the rental period have been taken off.

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## Location

Excellent location 50 metres from the Salis sandy beach of Cap d'Antibes and 10 minute walk into the Old Town of Antibes with its Provencal market (home delivery possible), Picasso Museum, artisanal shops, galleries, restaurants and bars.

15 minute walk to Juan les Pins with its beaches, restaurants, bars, nightclubs and Casino.

A great choice of restaurants at walking distance, Sailing club/small port within 200 meters.

Cannes is 15 minutes by car.

Train from Antibes to Monaco is 40 minutes.

### ROYAL BEACH, ANTIBES

Looking towards Cap d'Antibes, lovely private beach with lounging areas for coffee and cocktails and a restaurant serving a wide range of salads, pasta, meat and fish. Only a five minute walk from the villa towards Vieil Antibes. Bd du Marechal Leclerc, Antibes. Tel: 04 93 67 14 06.

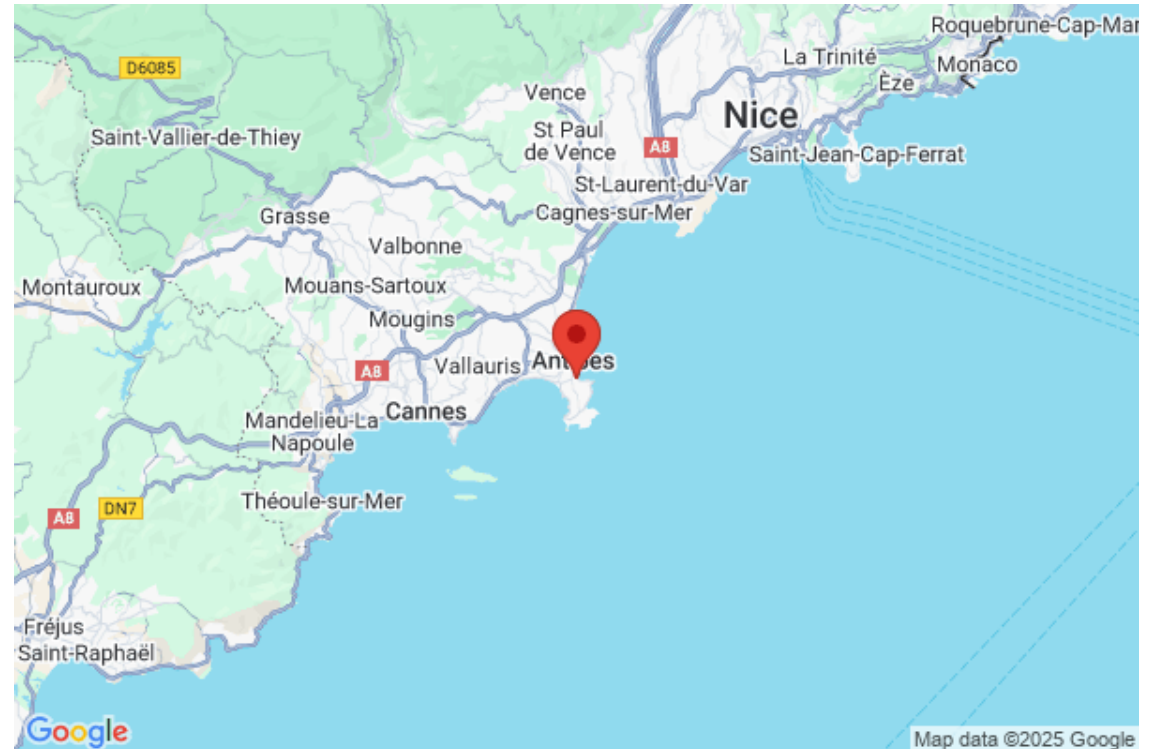
### PLAGE KELLER, CAP D'ANTIBES, PLAGE DE LA GAROUPE

Our favourite beach in the area, a beautiful place to relax, swim in the Garoupe bay, have a delicious lunch or glass of rose. Great for celebrity spotting. Advance booking essential. 1039, chemin de la Garoupe, Baie de la Garoupe Cap d'Antibes. Tel: 04 93 61 33 74. Website: [www.plagekeller.com](http://www.plagekeller.com)

### RESTAURANTS ANTIBES - Less than 5 minute walk from the villa

### CHEZ JOSY

On the Salis beach, a 30 second walk from the villa, family run beach kiosk established in 1965 selling high quality snacks to take away. Salad nicoise, tomato and mozzarella salad, pan bagnat (provencal style tuna sandwich with anchovies and olives) with a secret family recipe are all specialities. Plus the best hot dogs in the world.



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## ALBERT 1ER

Lobster, king crabs, prawns and oysters, whole grilled fish and fish paella are all specialities. High quality traditional mediterranean cooking. Menus and a la carte. Restaurant open every day non-stop from 12 noon to 10.30pm. Tel: 04 93 34 33 54 Website: [www.restaurant-albert-1er.com](http://www.restaurant-albert-1er.com). On the corner of the coast road and bd Albert 1er. A five minute walk from the villa.

## ROYAL ANTIBES

Nearby you find the best breakfast at Royal Antibes. Designed by architect Gérard Vollenweider and built in June 2011, the structure was conceived as a ship, specifically a sailboat. The hotel's nautical feel transforms the L'Îlette Promenade into a gangway to a Dolce Vita cruise. Inside, the ambiance is modern and contemporary; the clean lines of understated Italian-made furniture tip a wink to the yachts anchored at celebrated Billionaires' Quay. Tel: 04 83 61 91 94 Website [www.hotelroyal-antibes.com](http://www.hotelroyal-antibes.com)

## LE ROMARIN

A little address tucked away on the beach road where the locals go. Family run, typical French cuisine, unpretentious and reasonably priced. 28 Boulevard Marechal Leclerc Antibes. Tel: 04 93 61 57 29.

## THREE NICE SPOTS FOR AN APERITIF

### BAR FITZGERALD, HOTEL BELLES RIVES

Sip champagne, a Bellini or your favourite cocktail in the beautiful piano bar or on the terrace with stunning panoramic sea views. Best to reserve a table. Tel: 04 93 61 02 79 Website: [www.bellesrives.com](http://www.bellesrives.com)

### ABSINTHE BAR, VIEIL ANTIBES

In an underground cave near the market in Rue Sade, this bar (and museum of all things absinthe during the day) serves absinthe and wines in a convivial atmosphere with pianist and all styles of quirky hats to try on and pass around. 25 Cours Massena, Vieil Antibes. Tel: 04 93 34 93 00.

### L'ENOTECA, VIEIL ANTIBES

Wine and champagne bar serving quality wines and delicious tapas in the old town just down from the market walking towards the port.



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## SPORT & LEISURE

### FOUR BEAUTIFUL WALKS

#### VILLA VAL DES ROSES TO SANCTUARY DE LA GAROUBE.

A short walk along the Salis beach to the little port then take the pilgrims' path 'Chemin du Calvaire' up to the Garoupe plateau and the orientation table, the marine themed church, lighthouse and beautiful panoramic views of Antibes and the Cote d'Azur.

#### VILLA VAL DES ROSES ALONG THE RAMPARTS TO THE PORT OF ANTIBES.

Take in the atmosphere of the Old town of Antibes along the ramparts then stroll around Europe's largest private port with hundreds of yachts and boats some up to 50m long.

#### PLAGE DE LA GAROUBE AROUND THE COASTAL PATH OF CAP D'ANTIBES.

From the far corner of the Garoupe beach, a much longer stunning coastal walk (3.7km) running alongside the walls surrounding the great parks of the private properties 'chateau de la Garoupe' and 'chateau de la Croe', around rocky headland and small creeks right around to Villa Eilenroc with a view of 'billionaire's bay'.

#### LA PINEDE IN JUAN LES PINS ALONG THE COAST ROAD TO PORT DE L'OLIVETTE IN CAP D'ANTIBES

Leave the pine grove of Juan les Pins, pass the Belles Rives Hotel, wind along the coastal road past Port Gallice to the pretty coloured fishing boats in Port Olivette.

#### BELLES RIVES WATERSKI-ING CLUB

Water-skiing was invented in Juan les Pins so where better to have your first lesson or perfect your technique. Available from 7am from the pontoon of the Belles Rives hotel. Upward parachute sailing, ski bus and paddle boards are also available. Hotel Belles Rives 33, bd Edouard Baudoin. Tel: 04 93 61 02 79.

#### DREAM YACHTING, BOAT HIRE AND PRIVATE EXCURSIONS

Boat rental and yacht charter from a half day to a week with or without a

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skipper. Private boat trips and packages also available such as St Tropez, fireworks in Cannes to lunch in a wild creek along the coast or in between the Lerins Islands. Departures from Port Gallice, Cap d'Antibes where you can visit Dream Yachting or call Sebastien on 06 35 59 50 42 or 04 93 65 45 64. Website: [www.yacht-riviera.com](http://www.yacht-riviera.com)

## CAP KAYAK, KAYAK AND PADDLE BOARD CENTRE

Based in Port Gallice, Cap d'Antibes hire a kayak or paddle board and set off from the beach to discover the area for an hour or up to a day. Private tuition also available as well as a guide to discover the area or watch the sunset. There is also a shop selling water sports accessories. Visit Cap Kayak in Port Gallice or call Philippe on 06 62 28 09 54. Website: [www.capkayak.fr](http://www.capkayak.fr)

## CULTURE

### PICASSO MUSEUM, VIEIL ANTIBES

The Picasso museum was home for six months to Pablo Picasso in 1946 and the museum is the first in the world to be dedicated to the artist. Picasso donated many works including paintings, drawings, ceramics and etchings. The museum also houses a room of paintings by Nicolas de Stael who became familiar with Antibes during one of his most creative periods. Also works by contemporary artists including: Leger, Magnelli, Ernst, Modigliani, Hans Hartung and Anna-Eva Bergman. The sculpture terrace and view is spectacular. Chateau Grimaldi, Place Marejol, Vieil Antibes. Tel: 04 92 90 54 20. Closed Mondays.

### ARCHEOLOGY MUSEUM

The museum holds the archeological collections of Antibes from city excavations and the sea floor. Reviving a glorious past, ceramics, amphora, mosaics, money and objects from daily life can be found from Etruscan, Greek, Phoenician and Roman ships. Bastion Saint-Andre, Vieil Antibes. Tel: 04 93 95 85 98.

### VILLA EILENROC AND GARDENS

At the tip of Cap d'Antibes, on a superb plot of 11 hectares, Villa Eilenroc is a beautiful residence symbolizing the luxury and voluptuousness of the Belle Epoque. It was built in 1867 following plans by Charles Garnier, the architect

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of the Paris and Monte Carlo opera houses. The park surrounding the villa is planted with traditional species of the Mediterranean landscape. At the heart of this conservation area, a public rose garden offers the fragrances and essences of its thousands of varieties, mostly created in Antibes Juan-les-Pins, the capital of roses. Open Wednesday and Saturday afternoons in high season. Impasse Beaumont, Cap d'Antibes. Tel: 04 93 67 74 33.

## ENHANCE YOUR STAY AT THE VILLA

### Sport & spa & beauty

PERSONAL TRAINER, PILATES INSTRUCTOR, AQUA GYM AND MASSAGE,  
GREGOIRE AGUILAR

Gregoire personalises programmes for weight loss, posture and strengthening. Plus Californian, Swedish and Shiatsu massage all possible at the villa. Tel: 06 60 91 48 63 Website: [www.fitandtraining-riviera.com](http://www.fitandtraining-riviera.com)

YOGA AND REIKI, NOONA AYRES

Individual private classes for all levels at the villa. Noona Ayres is a registered Yoga Alliance Teacher and Reiki Master Teacher who can help you re-balance, re-connect and re-energise for greater wellbeing. Tel: 06 65 71 67 82. Website: [www.revitalize.fr](http://www.revitalize.fr)

MANICURES, PEDICURES, WAXING, MASSAGE, ONGLES DESIGN

Manicures, pedicures, waxing and massage at the salon or at the villa. 2 av Lemeray, Antibes is a 10 minute walk away. Book 48hrs in advance and ask for Dominique. Tel: 04 93 34 79 75.

HAIR AND BEAUTY, DESSANGE

Dessange is a high quality, long established French hair and beauty business and the official partner of the Cannes Film Festival. Their extensive salon and spa in Antibes can be found at 6 Boulevard Wilson. Tel: 04 93 34 43 12. Open until 7pm Monday to Saturday.

### Food & drink & entertaining

PHOTOGRAPHER, CARMEN BLIKE

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Bring home the spirit of your holiday. Let Carmen share with you what she does best – creating relaxed images that capture your inner beauty and personality. With over 20 years of experience, and a few awards here and there, we know she can help you... even if you are a bit camera shy. Carmen, who is based in Antibes, takes beautiful portrait photography to remember your stay. Tel: 06 66 00 85 13 Website: [www.carmenblike.com](http://www.carmenblike.com)

## WINE & CHAMPAGNE, L'EMPEREUR

Wide range of wines, Grand Crus, champagne, alcohol and spirits among the best and rarest. Plus foie gras, truffles, caviar, smoked salmon and charcuterie. 7 Cours Massena, Vieil Antibes (at the top end of the provencal market). Can be delivered to the villa. Tel: 04 93 34 04 86, [www.foie-gras-empereur.fr](http://www.foie-gras-empereur.fr)

## TRAITEUR, CHARCUTERIE LYONNAISE

Established in 1911, this is an exceptional address offering canapés, salads, buffets, hot and cold starters, main courses and desserts including: foie gras, terrines, salmon, scallops, duck with orange, lamb confit, chicken with purée truffe, creme brûlée, tarte tatin, raspberry pana cotta, the menus are mouthwatering. Visit at 21 rue de la Republique, Old Antibes. Tel: 04 93 34 09 52. For large orders they can deliver to the villa.

## PRIVATE CHEF, ALEXANDRE WALGER

Specialising in gastronomic and traditional cuisine, Alexandre, who previously ran his own restaurant in Cannes and has worked in several Michelin starred restaurants, will come and cook at the villa whether it is a simple lunch, gastronomic dinner, buffet or cocktail party. Tel: 06 75 79 01 83 Email: [alexandre@private-chef.fr](mailto:alexandre@private-chef.fr) Website: [www.private-chef.fr](http://www.private-chef.fr)

## CATERERS, ADAMS & ADAMS

From dinner for two to large events. Bespoke family lunches, celebration dinners, hot and cold buffets and cocktail parties. Wide variety of menus made with locally sourced ingredients plus healthy options. Tel: 04 92 60 43 48 or 06 71 04 66 34 Email: [kate@adamsandadams.eu](mailto:kate@adamsandadams.eu) Website: [www.adamsandadams.eu](http://www.adamsandadams.eu)

## BOULANGERIE PÂTISSERIE DE L'ILETTE

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Lovely boulangerie less than five minutes walk from the villa along the coast road at the roundabout going towards Old Antibes with a quality range of bread, croissants, pastries, cakes and many savoury specialities. 28 Bd Marechal Leclerc, Antibes. All available to eat at their cafe on the terrace or to take away. Tel: 04 93 61 40 43.

## FRESH PASTA, CHARCUTERIE AND ANTIPASTI, LA BOÎTE A PATES

Tucked away in the old town near the Provençal market Claudie and Marie make and sell the most delicious home made ravioli and pasta and wide selection of Italian antipasti and meats. Not to be missed. 5 Rue Sade, Vieil Antibes. Tel: 04 93 34 03 43.

## FRUIT AND VEGETABLES, GOLFE FRUITS

Fresh fruit, vegetables and salads delivered to the villa. Website: [www.golfe-fruits.com](http://www.golfe-fruits.com) Tel: 04 93 63 87 82.

## PATISSERIE AND CHOCOLATIER, JEAN LUC PELE

Enter this chocolate emporium full of exceptional cakes, pastries, macaroons all immaculately created plus breads and sandwiches. 27 Rue de la Republique, Vieil Antibes. Delivery possible. Tel: 04 92 95 78 21. Website: [www.jeanlucele.com](http://www.jeanlucele.com)

## SEAFOOD, ALBERT 1ER

High quality seafood platters, the best of the sea, can be delivered free of charge to the villa along with seafood pasta and paella and homemade fish soup. Tel: 04 93 34 33 54 Website: [www.restaurant-albert-1er.com](http://www.restaurant-albert-1er.com). On the corner of the coast road and bd Albert 1er. A five minute walk from the villa.

## FLOWERS, RONI'S FLOWERS

Family florist since 1887 with shops in Antibes and Juan les Pins. Flowers to decorate the villa and for special occasions in elegant and beautiful contemporary original designs. By far the best florist in town. Tel: 04 93 61 93 31 Website: [www.roni-fleu](http://www.roni-fleu)

## PRACTICAL INFORMATION

Bureau de Change: Eurochange, near the provençal market in Vieil Antibes,

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4, rue George Clemenceau (15 minutes walk from the villa)

Supermarket: Monoprix, Place General de Gaulle, Antibes (15 minutes walk from villa). You can shop here and they will deliver your purchases.

Pharmacie: pharmacie de la Salis (five minute walk along coast road towards Vieil Antibes)

Car Hire: Sixt, 22 boulevard Albert 1er, Antibes (10 minute walk from villa)

Taxi: Tel: 04 93 67 67 67

Emergency telephone numbers: European emergency 112, police 17, fire 18, medical 15

Antibes Tourist Office: the nearest and best is at 60 chemin des Sables, Juan les Pins (at the Palais des Congres 15 minute walk from the villa) Website:

[www.antibesjuanlespins.com](http://www.antibesjuanlespins.com)

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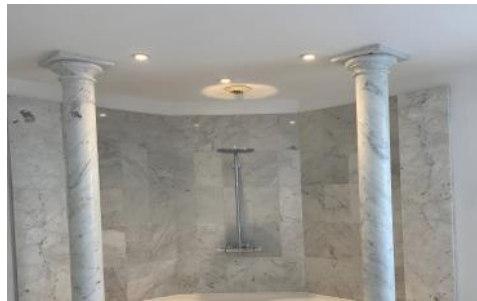
## Photos



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