DOUBLIER REAL ESTATE

# VILLA MARION

CAP D'ANTIBES | 1930S HISTORICAL ART DECO VILLA WITH PANORAMIC SEA VIEWS

BÂTIMENT REMARQUABLE

ROOFTOP POOL & SEA VIEWS

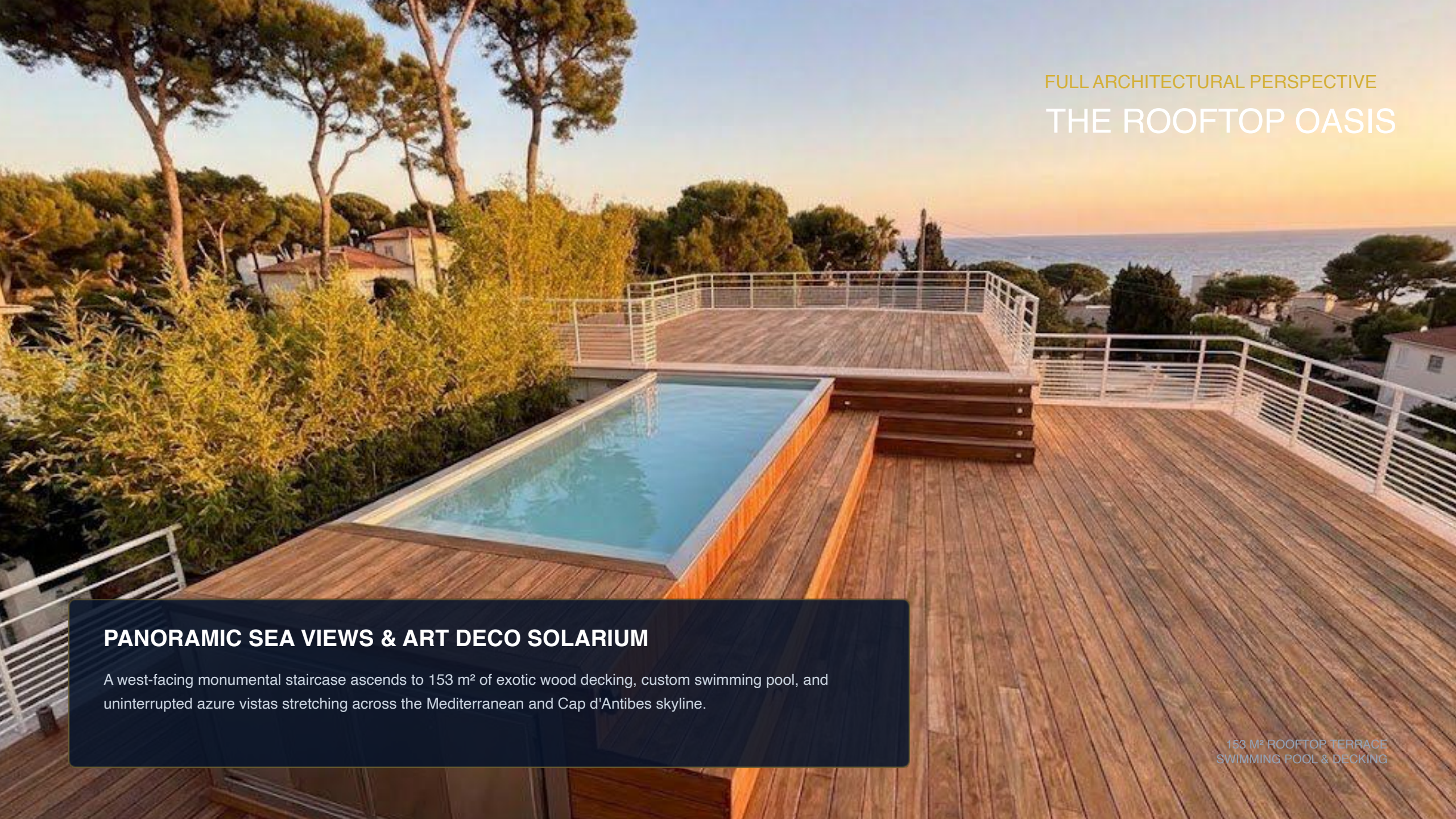
€4,950,000

CAP D'ANTIBES

# AN ART DECO MASTERPIECE

Nestled on the prestigious Cap d'Antibes and just a short stroll from the renowned Plage de la Garoupe, Villa Marion is a rare and remarkable example of 1930s Art Deco architecture, beautifully restored to the highest standards.

Classified as an official *bâtiment remarquable*, this iconic property offers an extraordinary blend of historical significance, architectural integrity, and turnkey contemporary luxury.



FULL ARCHITECTURAL PERSPECTIVE

# THE ROOFTOP OASIS

## PANORAMIC SEA VIEWS & ART DECO SOLARIUM

A west-facing monumental staircase ascends to 153 m² of exotic wood decking, custom swimming pool, and uninterrupted azure vistas stretching across the Mediterranean and Cap d'Antibes skyline.

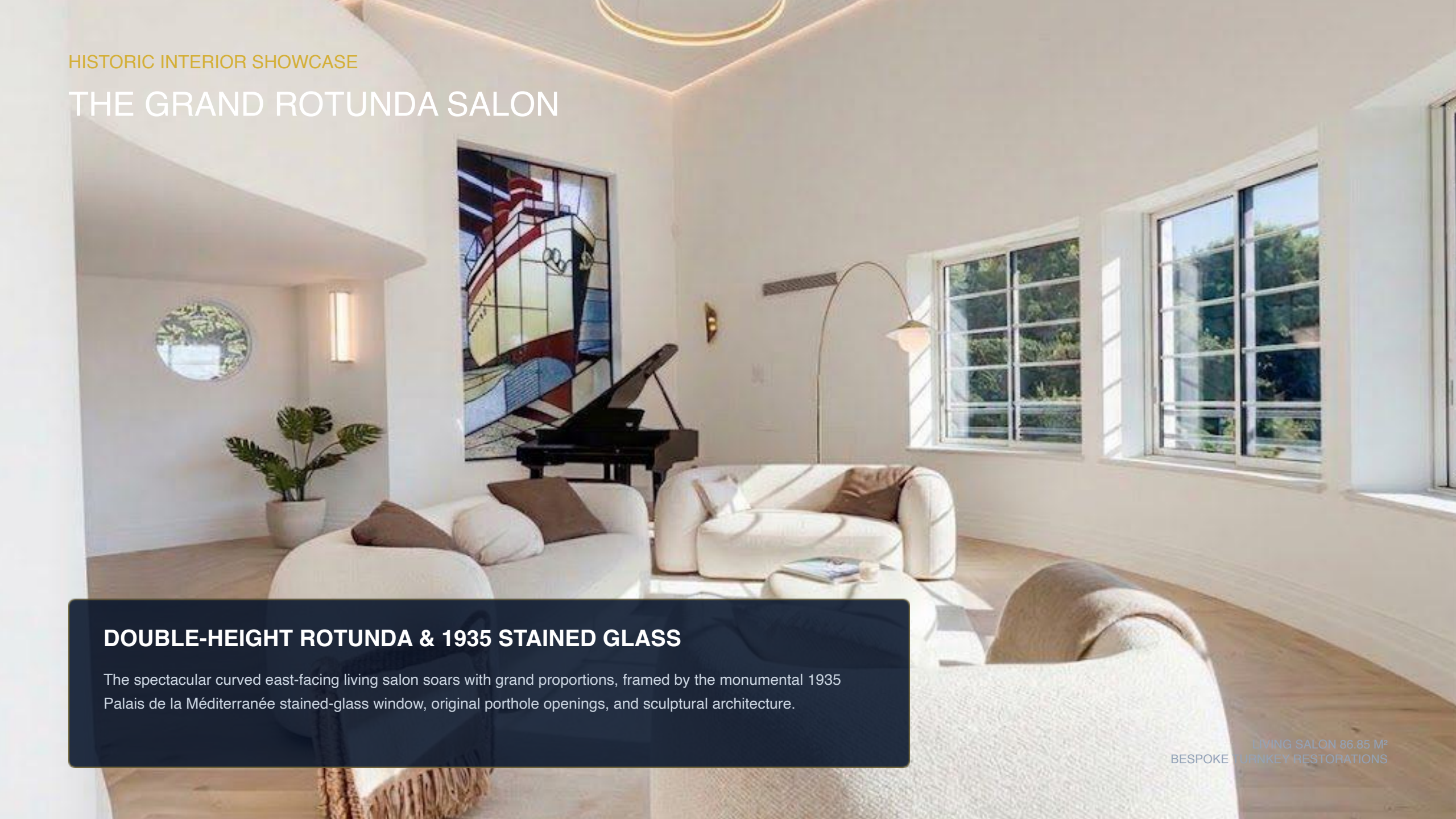
153 M² ROOFTOP TERRACE
SWIMMING POOL & DECKING

# 1935 ARCHITECTURAL ROOTS

- Built in 1935 by Roch Giacenti: Commissioned and built by the prominent Riviera developer as his personal private residence on Cap d'Antibes.
- Designed by Dalmas-Guilgot: The celebrated Nice architectural firm renowned for creating the iconic *Palais de la Méditerranée* on the Promenade des Anglais.
- Original Stained-Glass Treasure: Features an authentic Art Deco stained-glass window in the grand living salon depicting an ocean liner, salvaged from the Palais de la Méditerranée after a historic fire and installed with the personal consent of architect Marcel Dalmas.
- Portholes & Streamline Moderne: Classic nautical motifs, porthole windows, clean horizontal lines, and curved white rendered facade.

HISTORIC INTERIOR SHOWCASE

# THE GRAND ROTUNDA SALON



## DOUBLE-HEIGHT ROTUNDA & 1935 STAINED GLASS

The spectacular curved east-facing living salon soars with grand proportions, framed by the monumental 1935 Palais de la Méditerranée stained-glass window, original porthole openings, and sculptural architecture.

LIVING SALON 86.85 M²
BESPOKE TURNKEY RESTORATIONS

# LUMINOUS ROTUNDA SALON

## GRAND ENTRANCE

Features bespoke wrought ironmongery, a sculptural fluted central column, and a sweeping curved staircase that sets a tone of timeless Riviera opulence.

## CURVED ROTUNDA

The 86.85 m² living salon showcases a distinctive circular east-facing facade with a continuous band of ribbon windows that frame lush gardens and panoramic sea views.

## GRACEFUL MEZZANINE

Accessible via its own private staircase, the 13.66 m² architectural mezzanine overlooks the double-height living room, ideal for an intimate library, art gallery, or study.

# CONTEMPORARY KITCHEN & DINING

- Designer Open Kitchen (20.78 m²): Custom blonde oak cabinetry, fluted accents, and a central breakfast island with integrated counter seating.
- Premium Integrated Appliances: High-end appliances seamlessly concealed within full-height bespoke cabinetry, designed for both private dining and grand hosting.
- Formal Dining Room: Sunlit dining setting framed by deep-set windows overlooking Mediterranean greenery, finished with circular halo designer lighting.
- French Oak Parquet: Cohesive herringbone engineered-wood flooring extending seamlessly throughout the entire principal level.

INTERIOR PANORAMA

# SEAMLESS RESIDENTIAL FLOW

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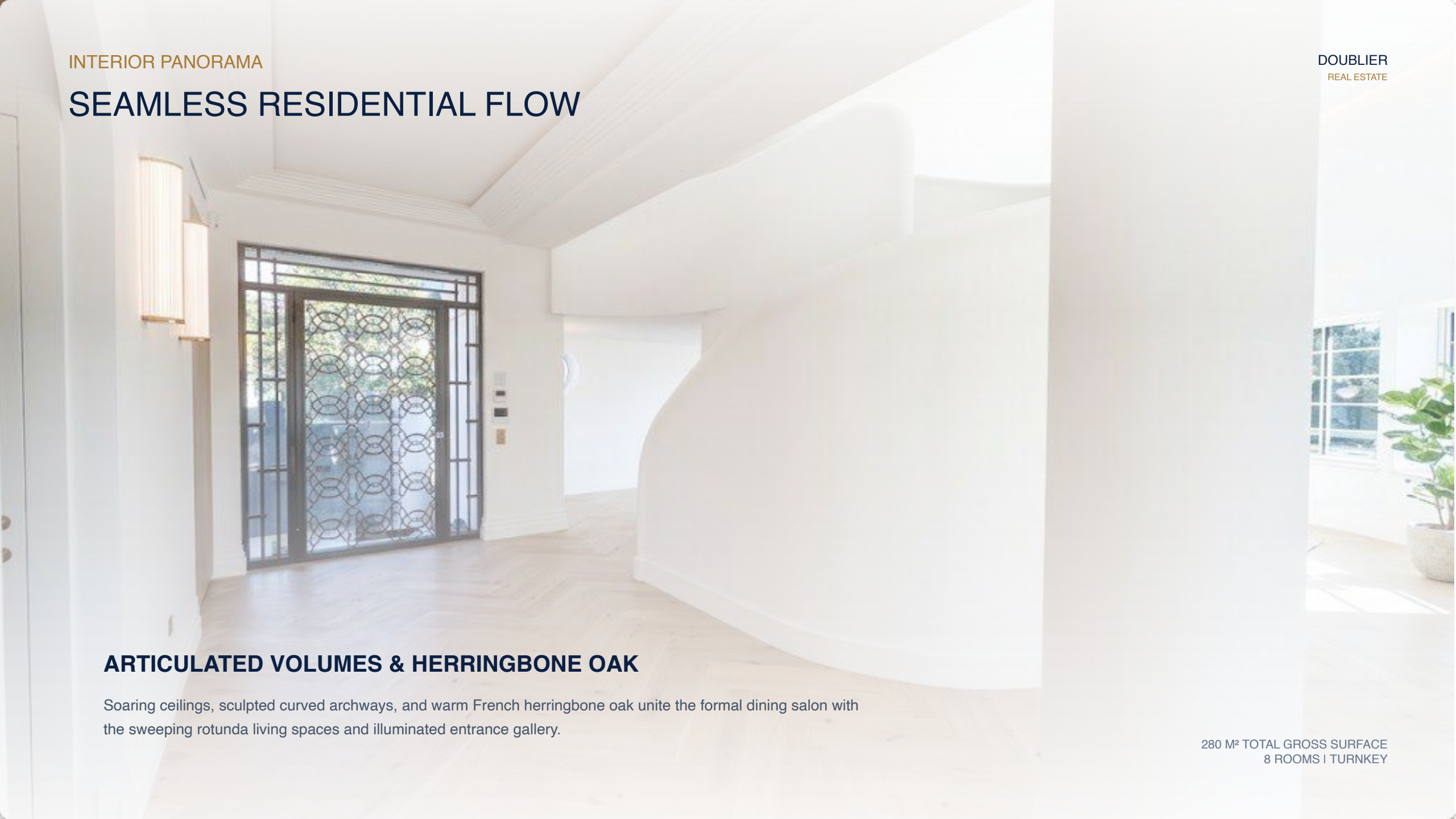

## ARTICULATED VOLUMES & HERRINGBONE OAK

Soaring ceilings, sculpted curved archways, and warm French herringbone oak unite the formal dining salon with the sweeping rotunda living spaces and illuminated entrance gallery.

280 M² TOTAL GROSS SURFACE
8 ROOMS | TURNKEY

# FOUR LUXURY SUITES



### PRINCIPAL SUITE (23.36 M²)

Lavish master suite with custom walk-in dressing room (3.9 m²), recessed cove lighting, and peaceful garden vistas.

### MASTER SPA BATH (6.67 M²)

Freestanding oval bathtub, book-matched tiling, brushed brass fittings, and sun-filled privacy windows.

### THREE GUEST SUITES

Three suites (12.13 m², 11.33 m², 10.02 m²), each with private terrace or garden access.

### TILED SHOWER ROOMS

Walk-in rain showers with brushed champagne brass fittings, backlit circular mirrors, and artisan tiling.

ELEVATED ENTERTAINING

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# 153 m² ROOFTOP & POOL

A west-facing external staircase leads to an awe-inspiring 153 m² rooftop terrace, offering panoramic 360-degree vistas across the azure Mediterranean and the Cap d'Antibes skyline.

Complete with an integrated private swimming pool framed in exotic wood decking, authentic Art Deco balustrades, and lush potted bamboo, this elevated oasis is unrivalled for summer relaxation or sunset cocktails.

> *"An exceptional open-air solarium perched above the coastline with panoramic maritime vistas."*

VILLA MARION — ROOFTOP SOLARIUM

153 M² PANORAMIC TERRACE

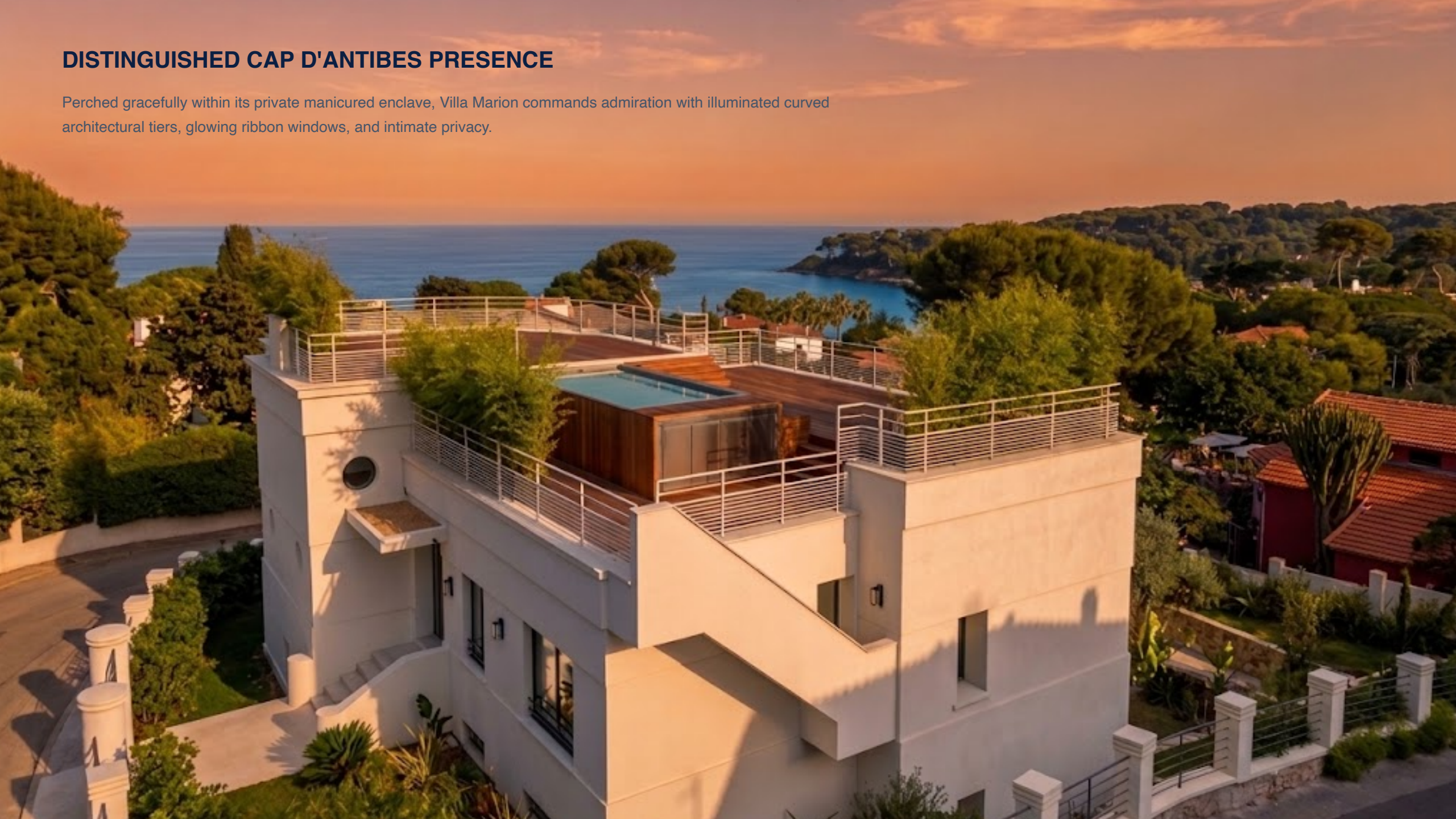
# PROVENÇAL GARDENS & PARKING



- 600 m² Landscaped Grounds: Beautifully curated tiered Provençal gardens featuring Mediterranean pine trees, olive trees, and illuminated stone terraces.
- Architectural Night Illumination: Dramatic exterior uplighting illuminating the rotunda curves, landscaped tiers, and private walled perimeter.
- Lock-Up Garage (23.24 m²): Secure automated garage with internal access, plus private gated driveway parking for 2 additional vehicles.
- High-End Security & Automation: Full smart-home automation, videophone, digicode, multi-zone alarm system, and perimeter video security.

## DISTINGUISHED CAP D'ANTIBES PRESENCE

Perched gracefully within its private manicured enclave, Villa Marion commands admiration with illuminated curved architectural tiers, glowing ribbon windows, and intimate privacy.



# KEY DATA & SURFACES



| | |
|---|---|
| Living Room / Salon | **86.85 m²** |
| Principal Bedroom Suite | **23.36 m²** |
| Designer Kitchen | **20.78 m²** |
| Secondary Living / Kitchen | **17.53 m²** |
| Mezzanine Gallery | **13.66 m²** |
| Bedrooms 2, 3 & 4 | **33.48 m²** |
| Total Living (Loi Carrez) | **254.12 m² (280 m² Gross)** |

| | |
|---|---|
| Energy Efficiency Rating (DPE) | A **65 kWh/m²/yr** A |
| Greenhouse Gas Emission (GES) | A **2 kg $CO_2$/m²/yr** A |
| Estimated Annual Energy Costs | **€1,560 – €2,120 / year** |
| Property Tax (Taxe Foncière) | **€2,551 / year** |
| Rooftop Panoramic Terrace | **153.00 m²** |
| Grounds & Garage | **600 m² Garden I 23.24 m² Garage** |

# THE FRENCH PURCHASE PROCESS

**STEP 01**

## OFFER & COMPROMIS

Negotiation & signing of the preliminary contract (*Compromis de Vente*), prepared alongside your appointed English-speaking French notary.

**STEP 02**

## COOLING-OFF & AUDIT

Mandatory 10-day statutory cooling-off period, full technical diagnostic audits, and verification of the property's pristine A-grade energy certifications.

**STEP 03**

## COMPLETION & FUNDING

Clearance of all land registry rights, pre-emption searches, and secure fund transfers held in escrow accounts prior to deed execution (typically 2-3 months).

**STEP 04**

## KEY HANDOVER

Signing of the final deed of sale (*Acte Authentique*) and seamless onboarding with Doublier's luxury turnkey property management team.

*Investment Valuation: Priced at €4,950,000 (€17,679/m²), Villa Marion represents remarkable value against Cap d'Antibes prime renovated averages of €25,000–€32,000/m².*

# MEDITERRANEAN ART DE VIVRE

## A MASTERPIECE RESTORED TO PERFECTION

From early morning swims overlooking the Garoupe bay to candlelit evenings under the Cap d'Antibes stars, Villa Marion represents one of the most distinguished historical estates on the French Riviera.

# WHY DOUBLIER REAL ESTATE?

- Historic Heritage Specialists: Boutique luxury developer renowned for acquiring and modernising iconic historic properties (*bâtiments remarquables*) in Cap d'Antibes.
- Art History & Modern Luxury: Preserving irreplaceable period treasures—such as the 1935 Palais de la Méditerranée stained glass—while engineering state-of-the-art infrastructure.
- End-to-End Concierge Advisory: Bilingual notaries, English-speaking tax advisors, landscape designers, and ongoing white-glove estate management.

PRIVATE ENQUIRIES

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Cap d'Antibes • Côte d'Azur • France