



Domaine de
LA BELLE ÉTOILE



Domaine de LA BELLE ÉTOILE

The ultimate residential estate nestled in the heart of Cap d'Antibes on the Côte d'Azur.

Transcending the ordinary, this remarkable home comprises a contemporary villa, two stunning guest houses, where timeless French charm is seamlessly intertwined with modern sophistication. Outside, within the expansive grounds of 1.47 hectares, views of the swimming pool and Mediterranean Sea meet the greenery of the idyllic surroundings, offering a truly distinct living experience in one of the world's most exclusive destinations.

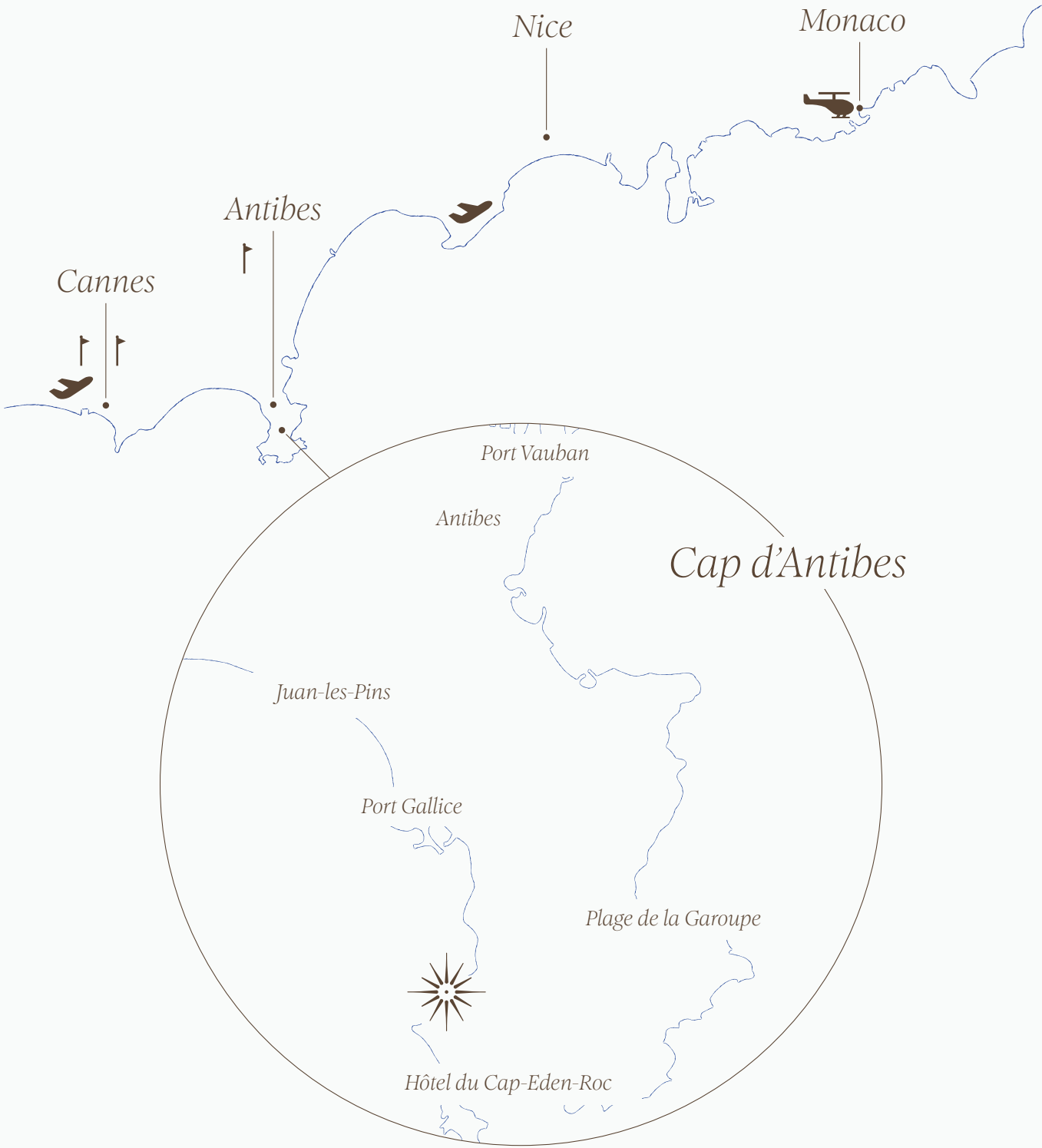


Cap d'Antibes

With a storied past that has attracted the grand and glamorous for centuries, the Côte d'Azur is renowned for its natural beauty and cultural richness.

Cap d'Antibes, the exclusive enclave west of Antibes and merely 19 km from Nice Airport, boasts opulent mansions and pristine beach destinations, including Plage Keller. Within Cap d'Antibes, Domaine de la Belle Étoile is nestled next to Port de l'Olivette Bay, where vibrant fishing boats sway in the crystal-clear waters. Across the bay, Cannes lights glisten, while to the north the Alpes-Maritimes can be seen, bridging the beach to the mountains within an hour.

The neighbouring Juan-les-Pins is renowned for its 2 km sandy beach and acclaimed Jazz Festival. Whilst a short drive from the domain is Port Vauban, Europe's largest yacht marina, which attracts the world's elite boating community.



 HELIPORTS		 AIRPORTS		 GOLF CLUBS	
CANNES MANDELIEU	16KM	CANNES MANDELIEU	16KM	LE PROVENÇAL	12KM
NICE	23KM	NICE COTE D'AZUR	19KM	CANNES MOUGINS	13KM
MONACO	50KM			ROYAL MOUGINS	21KM

HELIPORT FLIGHT TIMES

CANNES TO ST TROPEZ	7MINS
CANNES TO MONACO	15MINS
NICE TO ST TROPEZ	15MINS



DOMAINE DE LA BELLE ÉTOILE

The Domaine

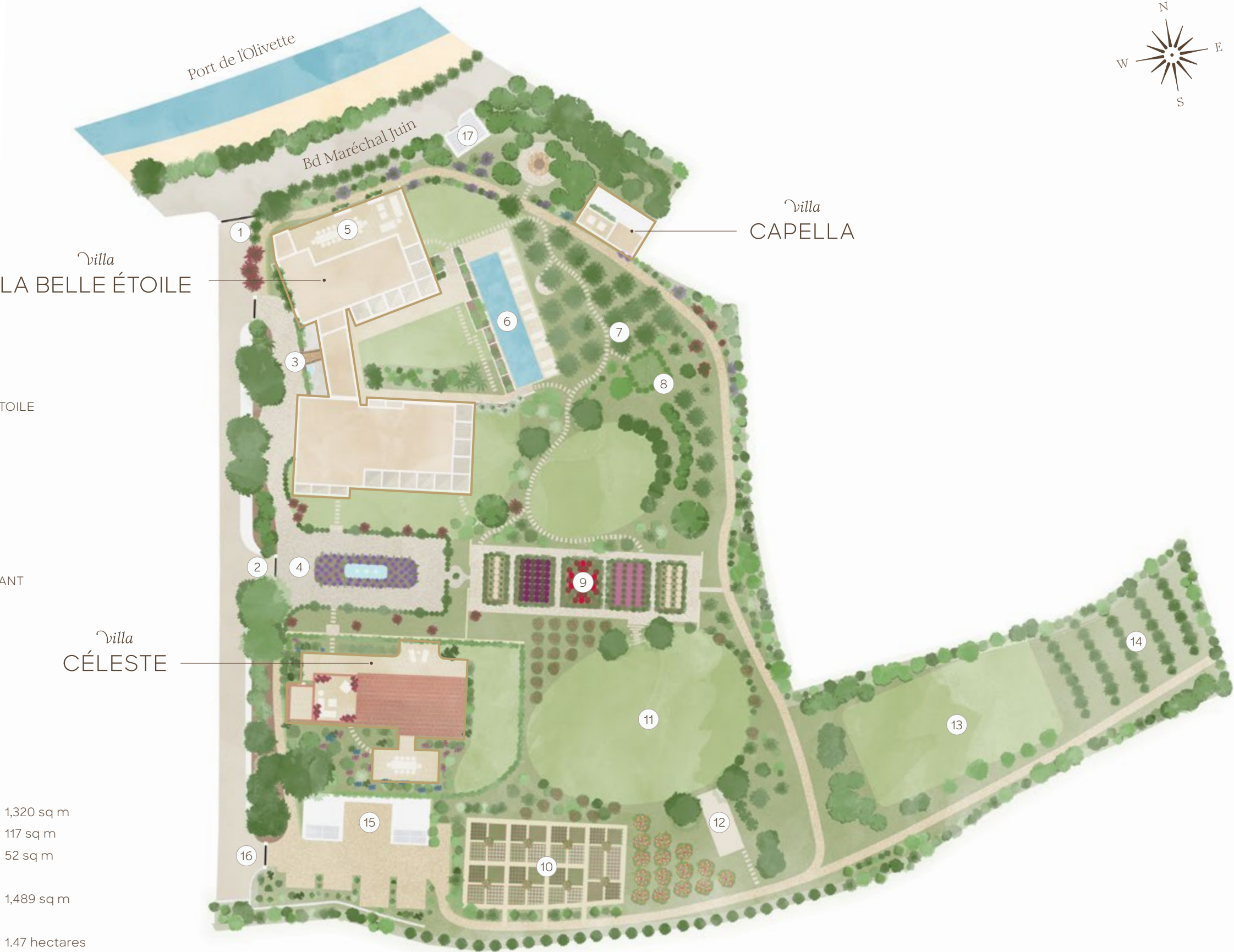
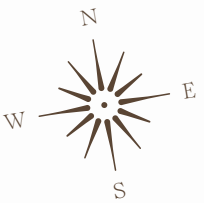
Once the bustling centre of activity for Le Provençal hotel's tennis club from the 1930s to the 1970s, the estate originally hosted eight tennis courts and a clubhouse.



Today, Domaine de la Belle Étoile stands completely transformed, comprising three distinct villas each radiating their own unique charm. Spanning the largest plot of available land in the area, the exclusive domain offers a rare opportunity to indulge in nature with a stunning oasis of greenery amidst the backdrop of the ocean. From the olive grove to the rose garden, the three-tier vineyard, swimming pool and spa, every detail has been thoughtfully crafted to create the perfect, private haven for those seeking exclusivity and discretion.

The domain will be offered to the market fully furnished with interior designs by renowned interior architecture studio, Casamanara.





Villa
LA BELLE ÉTOILE





Villa La Belle Étoile is contemporary and meticulously crafted to the highest standards of design to promise a completely unique style for the area. The villa's light and bright design enhances the surrounding colours of nature – from the vibrant gardens and azure pool to the shimmering blue sea.

The modern masterpiece set across three floors, is the epitome of luxury. Designed for seamless indoor-outdoor living, the interiors effortlessly merge with the exteriors, making the most of the idyllic setting. Among its six bedrooms is a vast 100 sq m principal suite with two bathrooms, walk-in wardrobes, and access to a private terrace. The villa has expansive entertainment spaces including a fully equipped gym, state-of-the-art spa and a plush media and games room. Whether you're in the mood for a cinematic escape, a refreshing workout, or a tranquil spa session, every detail of this villa has been thought of to exceed all expectations.

















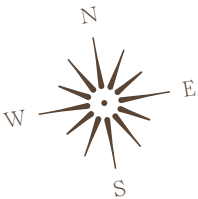






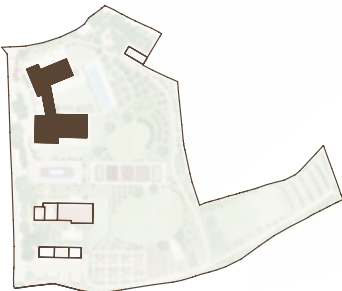
VILLA LA BELLE ÉTOILE

GROUND FLOOR



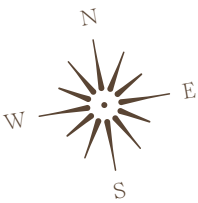
- 1 ENTRANCE 35.9 sq m
- 2 LIVING 115.3 sq m
- 3 FAMILY KITCHEN AND DINING 47 sq m
- 4 OUTDOOR KITCHEN AND DINING 88 sq m
- 5 PRINCIPAL SUITE 100 sq m
- 6 BEDROOM SUITE 2 26.1 sq m
- 7 BEDROOM SUITE 3 26.6 sq m
- 8 STUDY 16.2 sq m
- 9 GAMES ROOM 24.6 sq m
- 10 SHOW GARAGE 49.7 sq m
- 11 SECURITY LODGE 8.1 sq m
- 12 BOH STAIRCASE
- 13 BOH LIFT
- 14 LIFT
- 15 CLOAK ROOM
- 16 POOL

TOTAL INTERNAL AREA 491.6 sq m



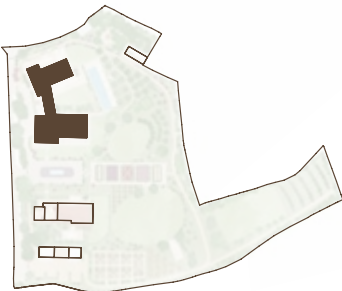
VILLA LA BELLE ÉTOILE

GARDEN LEVEL FLOOR



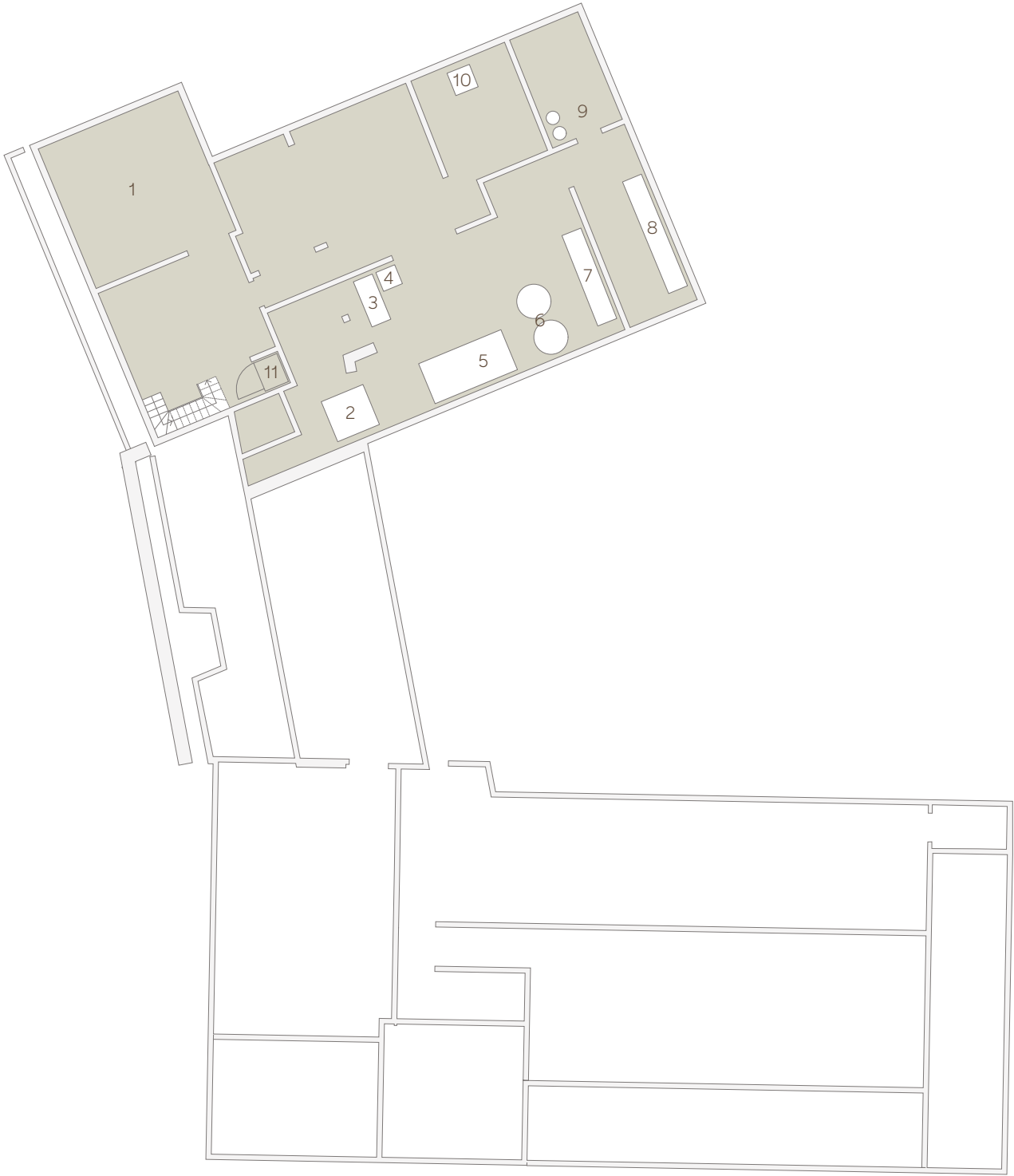
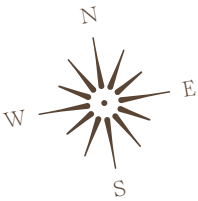
1	FAMILY ENTERTAINMENT	75 sq m
2	MEDIA / GAMES ROOM	24.7 sq m
3	CHEF'S KITCHEN	32.3 sq m
4	BEDROOM SUITE 4	41.9 sq m
5	BEDROOM SUITE 5	25 sq m
6	BEDROOM SUITE 6	26.2 sq m
7	GYM	24.8 sq m
8	YOGA / PILATES	32.3 sq m
9	SPA / TREATMENT ROOMS	53.9 sq m
10	STORAGE ROOM	14.2 sq m
11	LAUNDRY ROOM	21.3 sq m
12	BOH STAIRCASE	
13	BOH LIFT	
14	LIFT	
15	POOL CHANGING ROOM AND SHOWERS	19.3 sq m
16	POOL WC	2.5 sq m
17	STAFF SUITE	29.5 sq m

TOTAL INTERNAL AREA 557.5 sq m



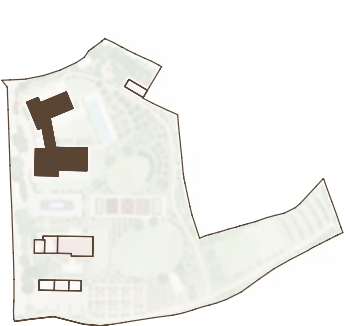
VILLA LA BELLE ÉTOILE

BASEMENT



- 1 AIR HANDLING UNIT
- 2 RAINWATER STORAGE
- 3 A/C CONTROL PANELS
- 4 TECHNICAL ALARM PANEL
- 5 WASTE WATER STORAGE
- 6 HOT WATER TANKS
- 7 UNDERFLOOR HEATING SYSTEM
- 8 POOL FILTRATION SYSTEM
- 9 WATER SOFTENER SYSTEM
- 10 MAIN SWITCH BOARD
- 11 BOH LIFT

TOTAL INTERNAL AREA 247 sq m



✕

Villa
CÉLESTE





Welcomed by delicate pink flowers gracefully adorning the old stone walls, the two-bedroom Villa Céleste has been restored to retain its historic French character, while delicately blending modern comforts.

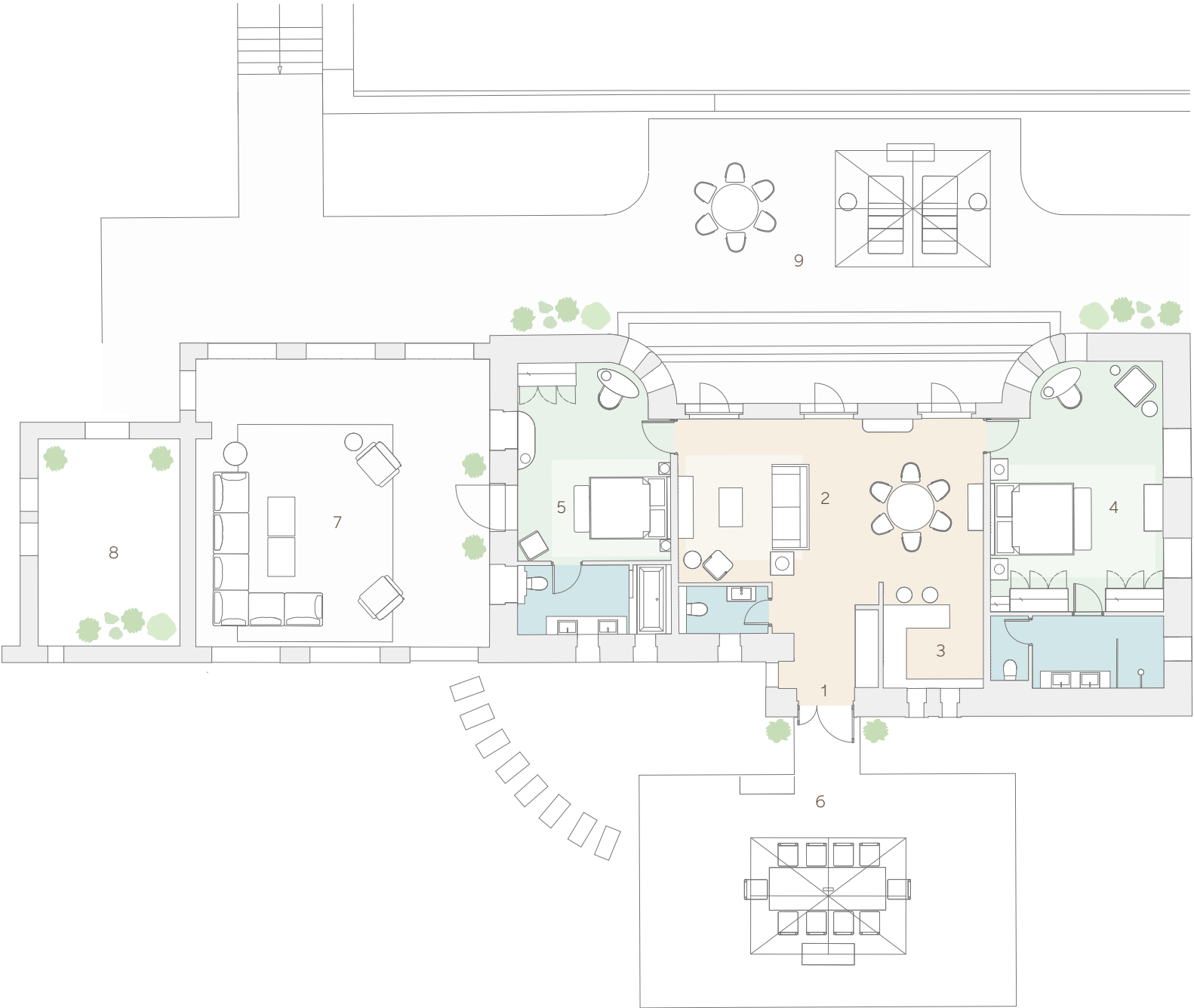
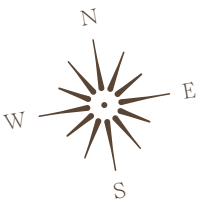


Steeped in history, Villa Céleste once thrived as the tennis clubhouse for the esteemed Le Provençal hotel. Today, it stands as a testament to its rich past, with history and luxury harmoniously blending to offer an unparalleled lifestyle, and an extension of Villa La Belle Étoile. Inside, each bedroom boasts its own ensuite, complemented by a contemporary kitchen and living space. Experience the ultimate in indoor-outdoor living with a collection of inviting terraces surrounding the villa.



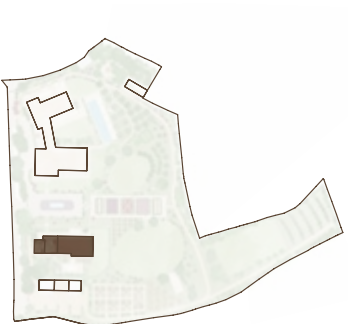
VILLA CÉLESTE

GROUND FLOOR



1	ENTRANCE	6.8 sq m
2	LIVING	33.8 sq m
3	KITCHEN	7.1sq m
4	BEDROOM SUITE 1	34 sq m
5	BEDROOM SUITE 2	26.1 sq m
6	SOUTH TERRACE	58 sq m
7	COURTYARD	58.2 sq m
8	SECRET GARDEN	20.5 sq m
9	NORTH TERRACE	103 sq m

TOTAL INTERNAL AREA 110 sq m



Villa
CAPELLA





Previously a fishing cottage, Villa Capella is a contemporary one-bedroom villa, elegantly spanning over two floors.

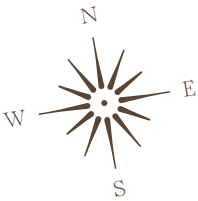
— • —

The one-bedroom villa with living space was designed with guests in mind. With a vantage point beyond compare, it creates the perfect guest house. A 15 sq m rooftop terrace serves up breathtaking panoramas of the expansive estate and the shimmering azure of the Mediterranean Sea. Adding further to its charm the villa has its own private garden surrounded by fig and citrus trees.

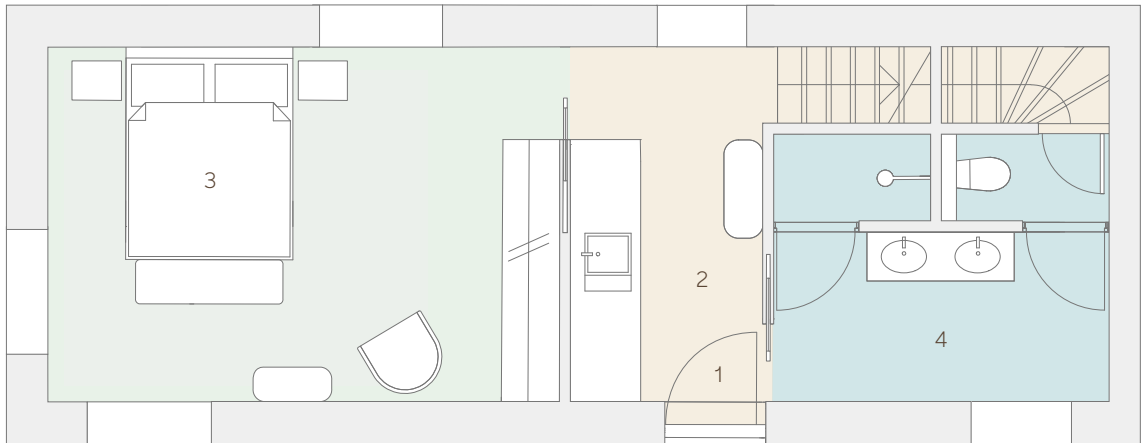


VILLA CAPELLA

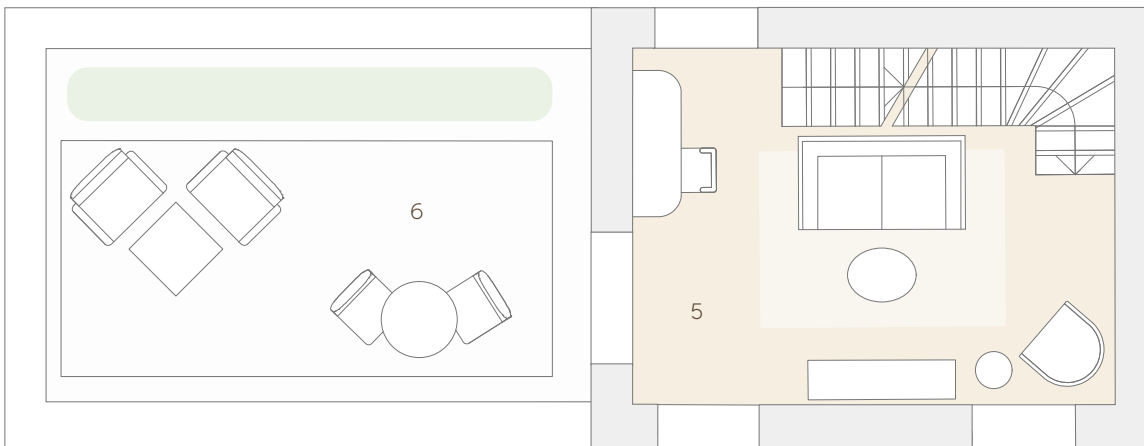
GROUND AND FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



- | | | |
|---|-------------|-----------|
| 1 | ENTRANCE | |
| 2 | KITCHENETTE | 7.1 sq m |
| 3 | BEDROOM | 17.8 sq m |
| 4 | BATHROOM | 8.2 sq m |
| 5 | LIVING | 13.4 sq m |
| 6 | TERRACE | 16.1 sq m |

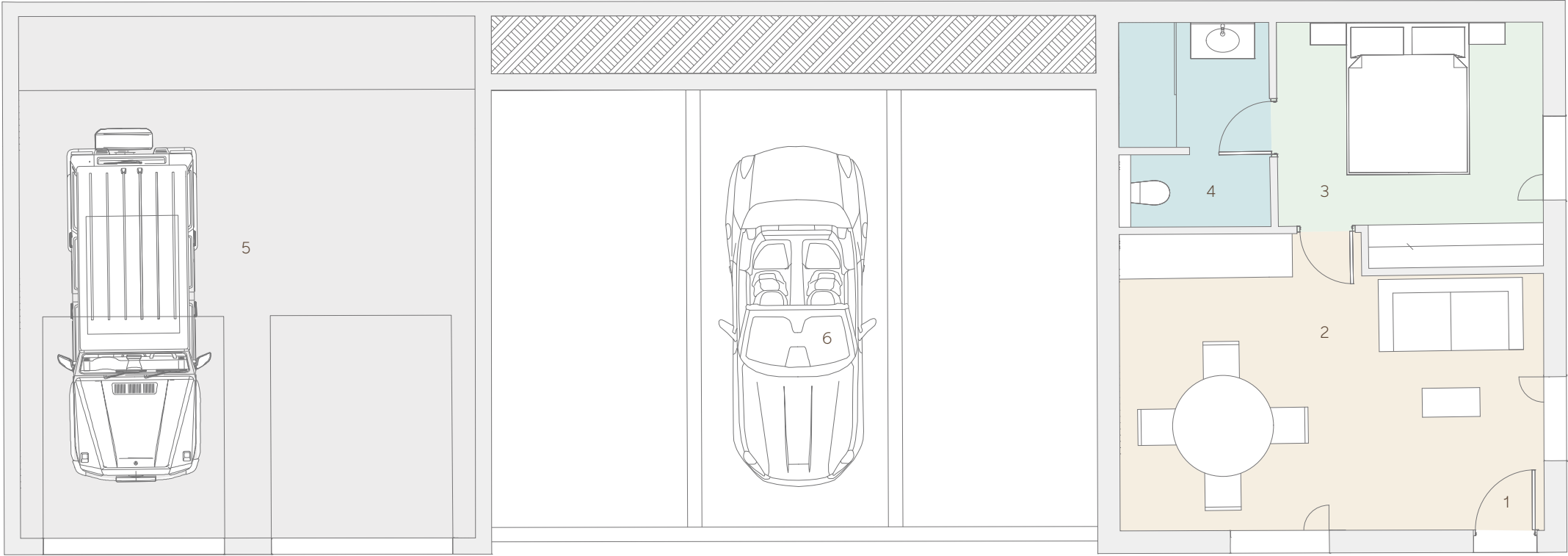
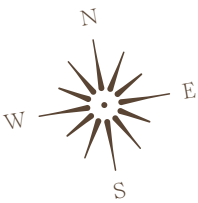
TOTAL INTERNAL AREA 46.5 sq m





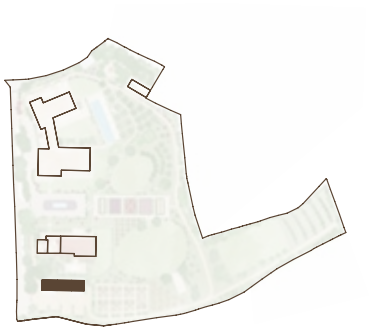
GARAGE AND STAFF SUITE

GROUND FLOOR



- 1 ENTRANCE
- 2 RECEPTION / KITCHEN 22.7 sq m
- 3 BEDROOM 10.8 sq m
- 4 BATHROOM 4.8 sq m
- 5 GARAGE 45.3 sq m
- 6 OUTDOOR PARKING

TOTAL INTERNAL AREA 83.7 sq m
TOTAL STAFF AREA 38.4 sq m
TOTAL GARAGE AREA 45.3 sq m



SPECIFICATIONS





Villa La Belle Étoile

Specifications

EXTERNAL WALLS

- Entrance facade is an artistic gradient of local blue enamelled lava stone by Pierre Versace
- The structure of all other facades is in reinforced concrete, that is clad in Moleanos limestone. Double glazing, teak wood shutters (only on the South wing, in the bedroom areas, that are opened manually) and aluminium sunscreen

TECHNICAL EQUIPMENT

- Cooling and heating system: Heat pump. Reversible air conditioning is managed by remote fan coils in the basement or in certain false ceilings (areas: garage, laundry room, hairdresser, massage room), controlled by home automation via iPad tablets
- The heated floor is managed by home automation. The floor is heated throughout the villa except in the staff area
- All bathrooms have heated towel rails that are activated using a remote control
- Double flow ventilation is managed by an air handling unit
- Hot water is produced via the heat pump system

HOME AUTOMATION

- Crestron, software by custom PACA. The home automation system is used everywhere except in the staff area. Crestron control console located at the main entrance manages:
- Air conditioning/heating of each room
 - Interior lighting of each room
 - Exterior lighting including the pool lighting, heating and speakers
 - Speakers in each room and by the swimming pool
 - Fireplace designed by BEC
 - Underfloor heating
 - Blackout curtains
 - Bay windows in the ground floor living room

LIFT

The lift (140 x 110 cm) serves the ground floor and the garden level and can carry 630kg.

FLOORING

- Villa interiors (except bedrooms & bathrooms) and terraces: Egyptian limestone
- Bedrooms: Oak timber

KITCHENS

- Bespoke family kitchen by Atelier de Saint Paul, finish Laquage à Chaud Brun Astral.
- Polished ice jade green marble top central island and credenza.
- Appliances:
- Gaggenau 400 series and Novy
 - Oven
 - Microwave
 - Fridge freezer
 - Dishwasher
 - Wine fridge
 - Hob and extractor fan
 - Franke stainless steel sink
 - Bronze Gessi taps

Chef's kitchen bespoke by Atelier de Saint Paul, finished in stainless steel and lacquered white.

Appliances: Gaggenau, Novy, Liebherr and La Cornue.

- Oven
- Steam oven
- Microwave
- 2 fridge freezers
- Cold room
- 2 dishwashers
- Wine fridge and Icemaker
- Hob and extractor fan
- Mesh finish matt black Gessi taps

PRINCIPAL BEDROOM SUITE

- Flooring:
 - Bathrooms: White marble and super white Grigio Carnico marble
 - Walk in wardrobes: Oak timber flooring
- Wall finishes:
 - Bedroom: Dedar Nobilis and Alitis wallpaper
 - Bathrooms: White marble and super white Grigio Carnico marble
- Basins:
 - Rose Onyx double vanity basin and concealed bathroom cabinets by Casamanara
 - Grigio Carnico marble double basin and suspended wall cabinet by Altamaréa with Rovere Terra Doagato finish and lacquered Oxidé Piombo cabinet
- Faucets by Gessi
- Shower mirrors with integrated TV
- Heated towel rails
- Geberit AquaClean WCs



GUEST BEDROOM SUITES

- Flooring: Apuano Purissimo
- Wall finishes:
 - Bedroom: Dedar/Nobilis and Alitis
 - Bathroom: Aquano Purissimo
- Basins: Apuano Purissimo/Fenix Bianco Kos with oak veneered cabinetry with concealed storage by Altamaréa Modo Project
- Faucets by Gessi
- Shower mirrors with integrated TV
- Heated towel rails
- Geberit AquaClean WCs

HOME CINEMA

- 2 Elipson Prestige Facet HCS 14F 2x 150w rms
- 2 Elipson Prestige Facet 7SR 2x 80w rms
- Elipson Prestige Facet 11C 1x 120w rms
- REL Acoustics HT/1 508 Predator 800W rms

GAMES ROOM

- Billiards table
- Arcade games
- View to the show garage
- Wall finishes: Arte wallpaper

SPA

- The spa consists of a yoga room, salon, treatment room, gym, experience shower, steam room, sauna, ice room and cloak room.
- Flooring:
 - Entrance: Reve Bleu
 - Salon: Reve Bleu
 - Treatment room: Oak timber
 - Ice room: Savoie porcelain
 - Experience shower: Bisazza mosaic
 - Faucets by Gessi
 - Steam production: Nuvola smart power 110 by Effegibi
 - Sauna stove 12kw
 - Ice machine 120kg/24hr
 - Experience shower: Chromotherapy shower Gessi Afilo with rainshower/mist/waterfall

POOL CHANGING ROOMS

- Flooring: White porphyre bocc porcelain
- Wall finishes: White Onyx Blend porcelain
- Altamarea finition Fenix Bianco Kos basin
- Altamarea Opera finition Rovere Wafer suspended cabinets
- Faucets by Gessi
- Italian shower
- Geberit AquaClean WCs

CLOAK ROOM

- Flooring and wall finishes: Large format porcelain tiling
- Antonio Lupi washbasin on freestanding pedestal
- Faucets by Gessi
- Geberit AquaClean WC

LAUNDRY

- Laundry room is made to measure by Ateliers de Saint Paul in Acrytech Dove grey finish.
- 2x Miele professional washing machines
 - 2x Miele professional dryers

PARKING

The main villa has a show garage for 3 vehicles with one fast charging station (22kw). Second garage adjacent to staff suite has space for 2 vehicles with one charging station (7kw) and 11 outdoor parking spaces.

SECURITY

- Access from main road with a remote control, an electronic badge or a code. A pressure sensor at the exit allows automatic opening. Access to the estate gates by remote control or videophone
- Security Lodge at the entrance with CCTV (12 cameras) covering the entire domain. It further includes volumetric detectors; 9 at garden level and 11 on the ground floor
- Fire alarm system through stand-alone smoke detectors with siren in all hallways across the property



Villa Céleste Specifications

EXTERNAL WALLS

- Natural limestone facade

TECHNICAL EQUIPMENT

- Both bathrooms have heated towel rails, activated using a remote control
- Simple flow ventilation. A/C
- Hot water is produced via a thermodynamic tank
- Home automation: Crestron, software by custom PACA. The home automation system is used throughout this villa

FLOORING

- Living room/kitchen: Egyptian limestone
- Guest WC/terrace: Limestone
- Bedrooms: Oak timber
- Bathrooms: Ceramic tiles

KITCHEN

Bespoke kitchen by Atelier de Saint Paul with Mareuil stone worktop and splashback.

Appliances:

- Miele microwave oven
- Miele integrated hob and hood
- Gaggenau dishwasher
- Built-in Liebherr fridge

BATHROOMS

- Enamelled cast iron bathtub to bedroom suite 1
- Walk-in shower to bedroom suite 2
- Double washbasin
- Heated towel rails
- Ceramic wall tiles
- Wall-hung cabinet with an oak veneer drawer
- Geberit AquaClean WCs

Villa Capella Specifications

EXTERNAL WALLS

- Light grey plaster
- Windows are double glazed with wooden shutters

TECHNICAL EQUIPMENT

- The bathroom has heated towel rail, activated using a remote control
- Simple flow ventilation. A/C
- Hot water is produced via a thermodynamic tank
- Home automation: Crestron, software by custom PACA. The home automation system is used throughout

FLOORING

- Living room/bedroom: Oak timber
- Bathroom: Ceramic tiles

BATHROOM

- Ceramic wall tiles
- Walk-in shower
- Double washbasin
- Heated towel rail
- Wall-hung cabinet with an oak veneer drawer
- Geberit AquaClean WC



CAUDWELL

Unconstrained by convention, Caudwell is a property development company unlike any other. Founded in 2007 by British entrepreneur and philanthropist John Caudwell, the company is committed to bringing his distinctive vision and drive to every project.

In collaboration with internationally acclaimed architects and designers, Caudwell's mission is to craft the most refined residences, setting unparalleled standards in luxury living.

Its established portfolio comprises notable landmark projects, including Le Provençal and Domaine de la Belle Étoile in the South of France, and 1 Mayfair in London, which is currently under construction.

For John Caudwell, legacy is central not only to his portfolio but also to his philanthropic endeavours. He has signed The Giving Pledge, vowing to dedicate at least 70% of his wealth to charitable causes, reflecting his unwavering commitment to creating a lasting positive impact.

caudwell.com



CASAMANARA

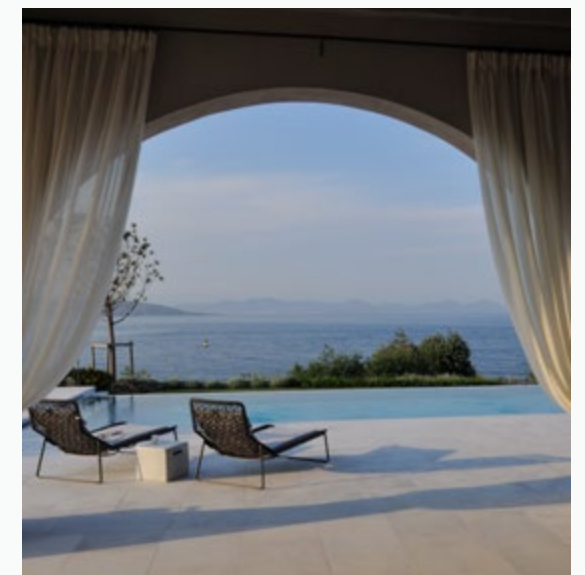
Casamanara is an interior architecture studio renowned for their personalised approach to projects and their care for bespoke interiors. Founded by Piero Manara in 1999 in New York City, the studio relocated its headquarters to the Principality of Monaco in 2009 when Piero's sister, Debla Manara-Berger, joined as a full-time partner.

The duo is widely recognised for their high-end expertise and vision within residences, public works, restaurants, offices, and retail environments. Their designs, often characterised as “classic-contemporary”, “playful”,

and “sophisticated with a touch of refinement”, are rooted in refined materials and skilled craftsmanship. They consciously avoid fleeting trends, focusing instead on a creative yet pragmatic approach that prioritises practicality and longevity.

After years of crafting custom furniture for their clients, Piero and Debla launched CASAMANARA Edizioni in 2015, a platform showcasing their expanding collection of tailor-made furniture pieces designed to meet individual needs.

casamanara.com





DOMAINE DE LA BELLE ÉTOILE

A DEVELOPMENT BY

CAUDWELL

VIEWING STRICTLY BY APPOINTMENT ONLY

LAETITIA GARDERE

Director of Sales - France

+33 (0)4 93 33 32 22

laetitia.gardere@caudwell.com

The information in this brochure is presented for general information purposes only. No representations or warranties, express or implied, are made as to its accuracy, completeness, or correctness. It does not constitute part of a legal offer or contract. The imagery used in the brochure may not represent actuals or may be indicative of style only. The actual design and construction may vary in fit and finish from the one displayed in the information and material contained in this brochure.

The plans are not to scale and are for illustrative purposes only. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. All plans are illustrative only, depicting (among other things) a typical layout for the accommodation. Any areas, measurements, or distances shown are approximate and may be subject to change.



