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# Résidence Couleur-Esterel

Les Adrets de l'Esterel, Côte d'Azur, France

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# An outstanding new development

9 units - two and three-bedroom apartments

From €735,000 – Reduced notary fees

Shared garden and pool area in an intimate setting

Outdoor lift serving the apartments and parking

Secure residence



In the peaceful village of Les Adrets-de-l'Esterel, just five minutes from the A8 motorway and within walking distance of shops, schools, medical services and the weekly market, the new development Couleur Esterel reveals an exceptional architectural project to be delivered in spring 2025.

Set between the Mediterranean Sea, the Esterel mountains and the Lake of Saint-Cassien, it offers a harmonious lifestyle where light, nature and panoramic views shape the everyday environment.

Each apartment enjoys breathtaking views of the sea, the village and the red Esterel hills.





Designed by Herman & Arnal, the creative collaboration between Clotilde Herman, founder of her interior architecture studio, and Arnal Architecture, the project draws on 37 years of combined expertise. Inspired by the concept of a Rubik's Cube, the residence is composed of three buildings of three levels each, with only one apartment per floor. The volumes subtly pivot, sculpting sheltered terraces and revealing new perspectives at every level. Perfectly integrated into its natural surroundings, the architecture blends into the hillside and enhances the beauty of the landscape.

Clad in Esterel stone and light-toned render, the buildings echo the colours and textures of the region. Inside, large pocket sliding glass doors open the living spaces onto generous terraces or private gardens, creating a seamless transition between indoors and outdoors. High-end finishes include 120 x 60 cm porcelain stoneware flooring, underfloor heating, air conditioning, a fully equipped Italian kitchen and a master suite.

The residence comprises nine apartments, eight of which are still available, offering generous surfaces ranging from 84.4 m<sup>2</sup> to 140.8 m<sup>2</sup>. Designed as private homes, each apartment benefits from premium amenities including an individual laundry-storage room, parking spaces, enclosed garages and cellars. An exterior lift connects the apartments to the parking levels, providing optimal everyday comfort. The property offers an intimate setting with a swimming pool area surrounded by landscaped communal gardens, ideal for enjoying the region's calm and mild climate. Security features include controlled access, anti-intrusion glazing and a video intercom system.



**Additional advantages of new construction include reduced notary fees, a ten-year warranty and compliance with RT2012 energy standards.**

Located 20 minutes from Cannes and Saint-Raphaël, and 30 minutes from Nice International Airport, Couleur Esterel offers a privileged lifestyle combining village charm, unspoilt nature and easy access to major destinations.

For further information or to arrange a viewing, please contact Côte d'Azur Sotheby's International Realty, your trusted reference for new developments and exceptional properties on the French Riviera.

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