

VILLA GUIDE



5 STAR VILLA-HOTEL AT THE EDGE OF THE CAP D'ANTIBES





Halfway between Nice and Cannes, within walking distance of the medieval town of Antibes, at the edge of the famous peninsula of Cap d'Antibes, discover an exceptional historic Manor, the home over the generations of the same family since the 17th century. Completely renovated using noble materials and high quality appointments, the villa is equipped to provide all the comforts of modern living. Only 100 meters from the beach, a few steps along a quiet avenue, and through the gates of the Villa GUIDE to reveal the richly landscaped gardens of the property and at the end of a long Cyprus lined path, find the home which today is inscribed in the register of historic heritage, a true testimony to the local architecture.







THE SWIMMING POOL

Enjoy complete privacy, relaxing under the Spring and Summer sun at the edge of the emerald green mosaic swimming pool set into the lawns at the heart of the garden. The 16m X 6m swimming pool can be heated and with its unique filtration process, bathe in water which is crystal clear and pure, devoid of any chemical treatment.







FIRST AND MAIN FLOOR

At the top of the sweeping staircase guarded by two sphinxes, is the rotunda entrance hall of the Villa GUIDE, serving on the one hand the dining room and kitchen and on the other hand, the bar, the double reception room and all bedrooms located on this floor.

The Junior Garden Suite and the Family Suite, both located at garden level are reached by an elegant internal staircase.







DINING ROOM

Main Floor

Grandiose! In the center of the magnificent reception room flooded with light, embellished by artworks of Jean-Louis Dupré, better known as “Loulou Picasso”, under dizzying ceiling heights, is a large table for twenty guests. Here in this elegantly set environment, your private Chef will prepare delicious meals to be enjoyed by you, your family and your guests.





MAIN DINING ROOM



KITCHEN

Main Floor

Your Chef will create dishes to tantalize your palate... Discover southern Mediterranean flavors and tastes from around the world. In a pleasant kitchen all your senses will be awakened as your Chef prepares the dishes of your choice using fresh products, delivered every morning from the local market.





MAIN KITCHEN

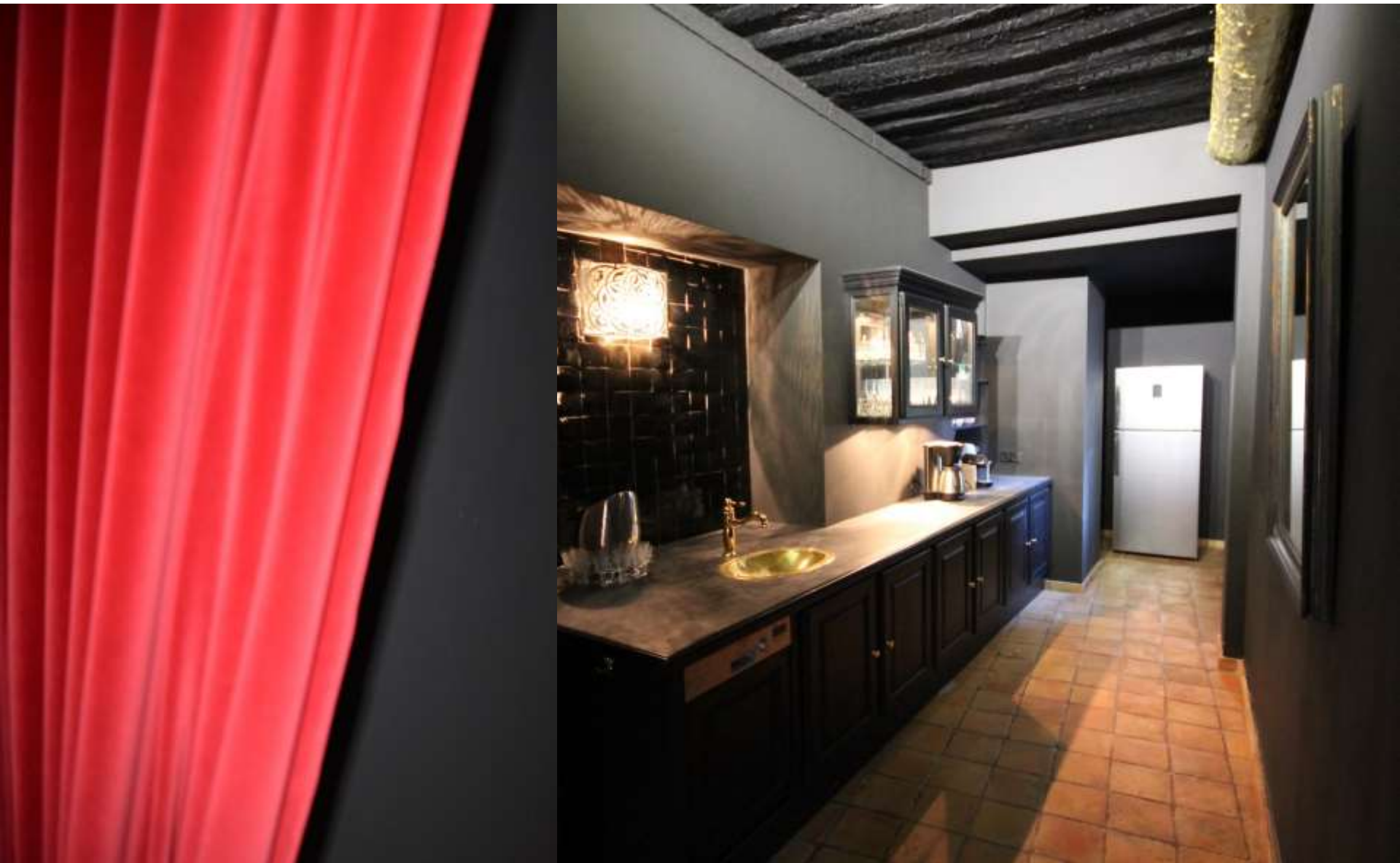


THE BAR

Main Floor

In this theatrical place in an ambiance of mystery and sobriety, lengthen your summer nights or begin them here...





THE BAR



DOUBLE LIVING ROOM - MAIN FLOOR



DOUBLE LIVING ROOM - MAIN FLOOR



THE « COURTYARD » BEDROOMS

Main Floor

The “Courtyard” bedrooms consist of the Twin bedroom with two single beds and the Single bedroom, a small cozy room with a single bed. A second single bed can be provided upon request. The occupants share one bathroom, ideally located between the two bedrooms. The layout is perfect for accommodating children in the company of their Nanny.





BATHROOM SHARED BY BEDROOMS N°6 & N°7



BEDROOM N°6 - « SINGLE BEDROOM »



BEDROOM N°7 - « TWIN BEDROOM »



THE DELUXE « Galilée » BEDROOM

Main Floor

Resolutely Provencal in character, in an authentic and warm atmosphere with high ceilings, the “Galilée” Bedroom, overlooking the garden, you will enjoy a splendid view of the park and the pool. This double room has a desk and is equipped with an en-suite shower room.





BEDROOM N°4 - DELUXE « Galilée »



THE DELUXE « Josephine » BEDROOM

Main Floor

The “Josephine” bedroom, overlooking the garden with a noble allure, welcomes you in a neoclassical style enhanced by trompe-l’œil columns. Double room with refined decoration, has a small living room and an en-suite bathroom with Whirlpool bath and shower.





BEDROOM N°5 - DELUXE « Joséphine »



JUNIOR GARDEN SUITE

Garden Level

You want space? Immense yet retaining an intimate atmosphere, located at garden Level, the Junior Garden Suite has a separate, private access to the garden and pool. It comes with a small living room, a double bed, a large Italian shower room and a dressing-room area.





BEDROOM N°3 - JUNIOR GARDEN SUITE



FAMILY SUITE

Garden Level

All on one level, the Family Suite enjoys soft natural light. It offers complete independence with its own dining room served by a kitchen, with the living room providing access to the two bedrooms and opening onto the garden. The master bedroom, on the garden side, has its private en-suite shower room and dressing area. Sharing the same bathroom, the second double bedroom is located on the courtyard side.





DINING ROOM - FAMILY SUITE



BEDROOM N°1 - FAMILY SUITE



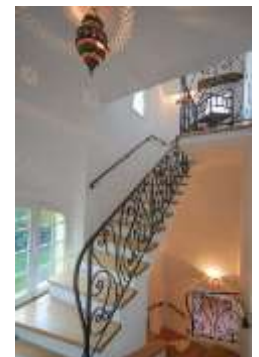
BEDROOM N°2 - FAMILY SUITE



PRESIDENTIAL SUITE

Second Floor

To the right of the building, through a discrete door, access is given the second floor of the property. Climbing the steps of a centuries-old staircase, you become a part of history! The Presidential suite consists of an intimate lounge, a kitchen with dining area opening onto the spacious terrace and three double bedrooms. The Presidential Suite offers the advantage of being able to reserve a unique and private residential area within the Villa GUIDE for lovers of peace and discretion, away from noise and distractions, in a haven of quiet.





LIVING ROOM - PRESIDENTIAL SUITE



KITCHEN

Second Floor

Under a superb, beamed and vaulted attic ceiling, the kitchen with dining area in the Presidential Suite has a natural wooden table placed near the stove. It provides the advantage of opening directly onto the terrace for private summer dining.





KITCHEN - PRESIDENTIAL SUITE



TERRACE - SOLARIUM

Second Floor

Under the sun! The roof of the villa GUIDE has a beautiful, private, outdoor area where you will be alone to enjoy the luxury of being away from it all, perched somewhere beyond the murmurs of the world.





TERRACE - SOLARIUM



BEDROOMS - PRESIDENTIAL SUITE

Second Floor

Bedroom N°8 - Facing east, has a double bed, a dressing area and a private terrace.

Bedroom N°9 - Garden View with a double bed, en-suite shower room and dressing area.

Bedroom N°10 - Equipped with a double bed and enjoying pleasant views of the garden and pool.

For bedrooms N°8 and N°10, The Presidential Suite has a shower room and a bathroom, both independent.





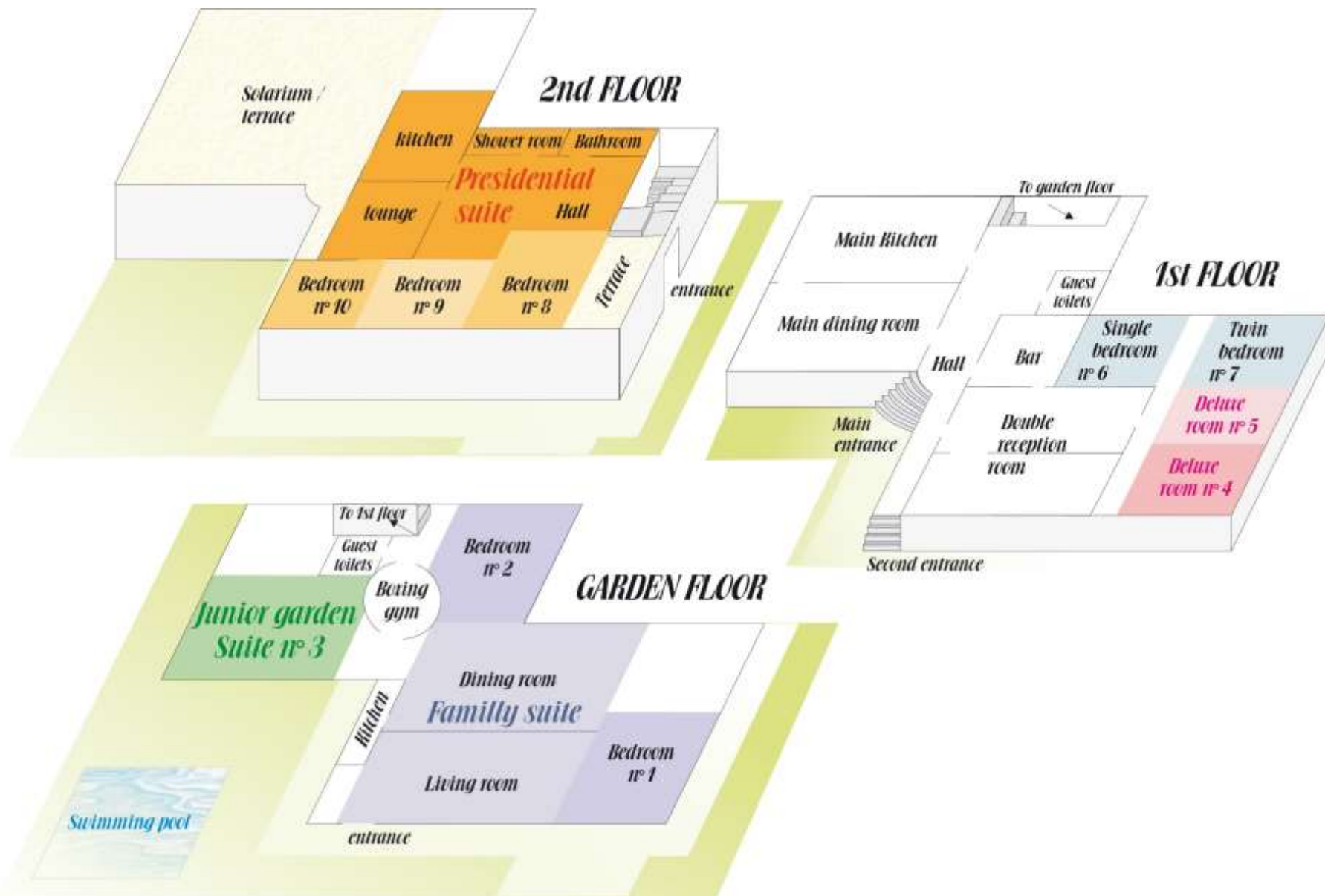
BEDROOM N°8 - PRESIDENTIAL SUITE



BEDROOM N°9 - PRESIDENTIAL SUITE



BEDROOM N°10 - PRESIDENTIAL SUITE





PROFESSIONAL EVENTS

- Conventions, Seminars
- Conferences
- Showroom - Product launch
- TV and Cinema locations, Photo Shoots ...

PRIVATE EVENTS

- Weddings, Birthdays, Christenings, Bar Mitzvahs
- Parties, Receptions, Galas ...

MEETINGS & EVENTS

Ideally located at the edge of the “Cap d'Antibes”, only steps from the historic town and the beach, the Villa GUIDE provides all the prestige and privacy essential to making the organization of your events an enormous success.

With hotel service included, let the experience of the Villa GUIDE Concierge assist you in organizing your receptions, parties or business events. Host your employees, friends, family or clients in the multitude of elegant rooms and suites and take advantage of our airport transfer service for peace of mind...





BRUNO OGER

PRIVATE CATERING 2* GUIDE MICHELIN

Holiday mood at the Villa GUIDE! Surprise your guests with the elite catering service prepared by Bruno OGER, Michelin starred chef, delivered directly to your villa! A unique dining experience for occasional receptions organized at your request. Speak directly to your Villa GUIDE Concierge.





CONCIERGE SERVICE

Patrick **TOBELEM**, former Concierge of the Eden-Roc hotel in Cap d'Antibes, and his team can be contacted 24hours a day, 7 days a week, to welcome your specific requests and assist you with any requirements you may need. With a wealth of local and International contacts and 25 years Concierge experience, he is your ideal partner for a successful stay.

HEALTH & BEAUTY



A desire to be pampered or the need for physical activity..... Your Concierge will arrange the schedule of your activities as you wish. A game of tennis with Eric, a former professional player, or massage offered by the Bertrand **PONCET** team of specialists. Why not try a yoga session, or a course of boxing or Aqua gymnastics ... Let yourself be guided.





Villa GUIDE - Ref : 515

The Villa Guide is available all year round.
Tariffs on request.

GARDEN LEVEL

Independent access

3 bedrooms - 2 bathrooms

FAMILY SUITE

- Living room opening onto the garden
- Dining area
- Fully equipped kitchen - Washing machine and dryer

Bedroom n°1 - Double bed (Bed size: 180cm) with en-suite shower room (shower / WC) and walk-in-closet. Garden view.

Bedroom n°2 - Double bed (Bed size: 160 cm). Courtyard view.

JUNIOR GARDEN SUITE

Bedroom n°3 - Master bedroom with a double bed (Bed size: 200cm), a small lounge, shower room (double shower), WC and walk-in-closet. This bedroom opens onto the garden and the pool. Guest toilet.

MAIN LEVEL Level +1
with 2 independent accesses
4 bedrooms - 3 bathrooms

- Entrance Hall
- Guest toilet
- Laundry room with washing machine and dryer
- Air conditioned dining room - Pool and garden view.
- Fully equipped kitchen
- Bar
- Double reception room with air conditioning, pool and garden view.

Bedroom n°4 - THE DELUXE "Galilée"
BEDROOM - Air conditioned - Double bed (Bed size: 180cm bed) with en-suite shower room (shower / toilet / bidet). Pool and garden view.

Bedroom n°5 - THE DELUXE "Josephine"
bedroom - Air conditioned - Double bed (Bed size: 180cm bed) with en-suite bathroom (balneo bathtub / shower / WC / bidet). Garden view

THE "COURTYARD" BEDROOMS:

The occupants share one bathroom, ideally located between the two bedrooms n°6 and n°7 .

Bedroom n°6 - THE SINGLE BEDROOM
Single bed (Bed size: 90cm). Courtyard view.

Bedroom n°7 - THE TWIN BEDROOM Twin beds (Bed size: 2 x 90 cm). Courtyard view.

SECOND FLOOR Level +2
with independent access
3 bedrooms - 3 bathrooms

PRESIDENTIAL SUITE - Independent apartment

- Fully equipped kitchen opening onto a terrace with dining area
- Laundry room with washing machine and dryer
- Living room opening onto the terrace
- Air conditioned entrance hall
- Independent bathroom / WC
- Independent shower room/ WC

Bedroom n°8 - Air conditioned Double bed (Bed size: 180cm) with walk-in-closet and a private terrace. Garden view.

Bedroom n°9 - Air conditioned - Double bed (Bed size: 180cm) with en-suite shower room (shower / WC) and walk-in-closet. Pool and garden view.

Bedroom n°10 - Air conditioned - Double bed (Bed size: 160cm). Pool and garden view.

* * *

Additional services: Gray mosaic swimming pool (13mx6m) surrounded by a security fence. The swimming pool can be heated. Internet access (Wi-Fi), electric gate, parking, satellite dish, outdoor garden lighting, all bedrooms are equipped with television.

Patrick, your Concierge will be delighted to greet you upon arrival and offer a welcome drink to help you unwind after your trip and before you discover the Villa Guide which will be ready with flowers in the rooms.

Included in the rent are:

- 24 hour concierge service, seven days a week
- Airport round trip transfers
- Daily housekeeping cleaning service
- Continental breakfast every morning
- Daily newspaper delivery
- Bed linen, bath and pool towels (changed twice a week).
- Garden and pool maintenance
- Water, gas and electricity consumption

Seeking even more comfort?

The PREMIUM PLAN is for you!

- Private Chef Service (ingredients not included).
- Butler
- Maitre d'Hotel
- Fresh flowers and bathroom products replaced twice a week.

An "A la carte" service is available on request, for security and physical protection, Chauffeur, Personal Assistant, Nanny...

FEATURES

Living area : 760 sqm

Land : 3 500 sqm

10 bedrooms - 8 bathrooms

Sleeping capacity of 20 persons

- 1 Family Suite
- 1 Junior Garden Suite
- 2 Deluxe bedrooms
- 1 Single bedroom
- 1 Twin bedroom
- 1 Presidential Suite

Walking distance to the sea, beaches, restaurants, Picasso Museum, Provencal Market of the Historic town of Antibes and the center of Juan-les Pins.

Sea front: 100 meters

Private Beach « Hotel Royal »: 350 meters

Private Beach « Les Pêcheurs »: 1.5 km

International Airport : 20 km

Cannes : 10 km

The Villa Guide is available all year round
Tariffs on request.

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**UNIQUE PRIVATE 5 STAR VILLA-HOTEL PROPOSED IN EXCLUSIVELY
BY CARLTON INTERNATIONAL**



For information, quotations and booking please contact :
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www.carlton-international.com

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