



## Biot - Land



 **3800**  
Land Area (m<sup>2</sup>)

**1 795 000 €**  
(EUR €)

### For sale: exceptional land in Biot close to Mougins/Cannes/Valbonne

Located in a cul-de-sac within a private estate (not gated), this land combines tranquility, security, and immediate proximity to all the necessary amenities for a comfortable and luxurious life. The strategic location provides easy access to Cannes, Nice, prestigious golf courses, as well as quality schools and shops, making this land a top choice for families and investors. Due to the rarity and exceptional features of this land, the investment is not only safe but also potentially very lucrative, with a projected valuation well above the total cost of acquisition and construction.

With a Floor Space Ratio (FSR) of 30%, this land offers a unique construction opportunity in the region, allowing for the creation of large properties rarely possible elsewhere. The already cleared building permit ensures administrative flexibility and quick approval of a new similar project, allowing construction to start without excessive delays. All essential connections are already installed, reducing the costs and time needed for basic infrastructure setup.

T +351 925145980 <sup>2</sup> · T +351282046696 <sup>1</sup> · E [contact@elyseum.com](mailto:contact@elyseum.com)

Marina de Lagos, Lote 31. Lagos  
AMI 21053

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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E100

Reference

Scan the QR code to view the property



The future sea view from the ground floor and the even more spectacular views from the upper floors are a priceless addition to the property, offering an exceptional living environment.

Don't miss this unique opportunity to own an exceptional piece of land in one of the most sought-after areas of the French Riviera. For more information and to arrange a visit, contact us now.

## Property Features

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