

VERA

PRICE POSITION BRIEF · SAMPLE · PP-SAMPLE-20260928

Cap d'Antibes from above · IGN BD ORTHO
No property is marked in a sample

VERA PRICE POSITION BRIEF · CAP D'ANTIBES

€4,500,000 on the Cap

Cap d'Antibes · a villa publicly marketed at €4,500,000 · address withheld

43°33' N · 7°07' E

Peninsula centroid, rounded · address withheld for this sample

REFERENCE

PP-SAMPLE-20260928

PREPARED

28 Sep 2026 · 17:35 CEST

RECORD AS READ

28 Sep 2026

STATUS

Sample · not for
reliance

01 WHERE THE PRICE SITS

€4,500,000 for 197 m²

ASKING PRICE

€4,500,000

as marketed

FLOOR AREA

197 m²

as marketed

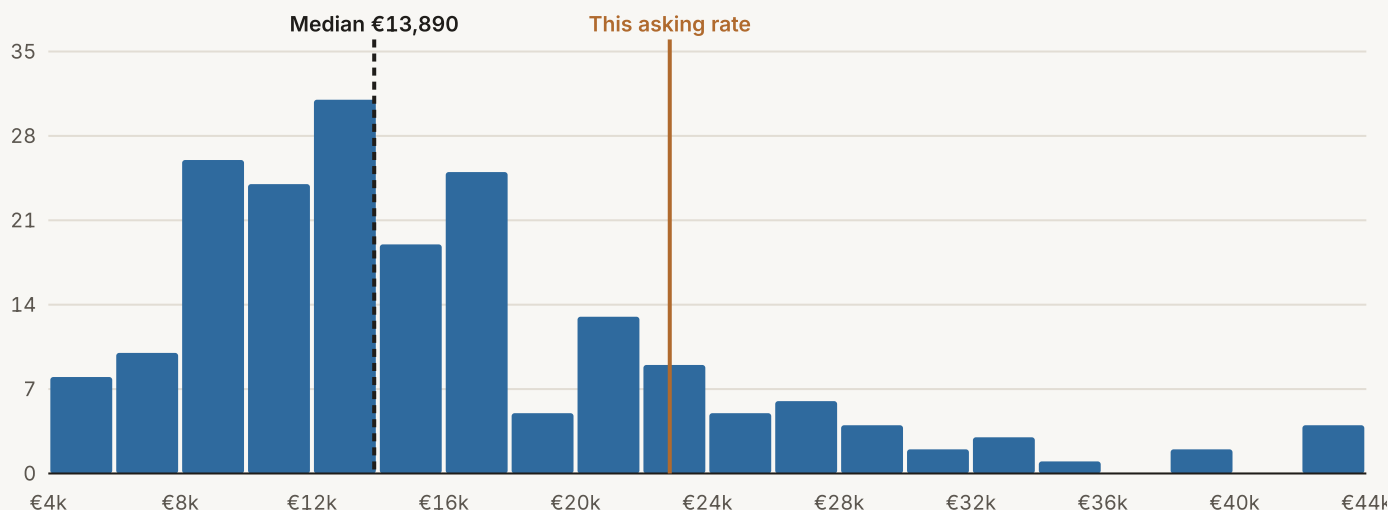
ASKING RATE

€22,862 / m²

price divided by floor area

Every recorded house sale on the Cap, by price per m²

197 sales · DVF 2021–2025



RECORDED SALES

197

single houses, 2021–2025

MEDIAN RATE

€13,890per m² of floor

MIDDLE HALF

€10,435–19,960per m², P25–P75

AT €2M OR MORE

113

recorded sales

THIS RATE IS ABOVE

83%

of recorded sales

WHAT STANDS OUT

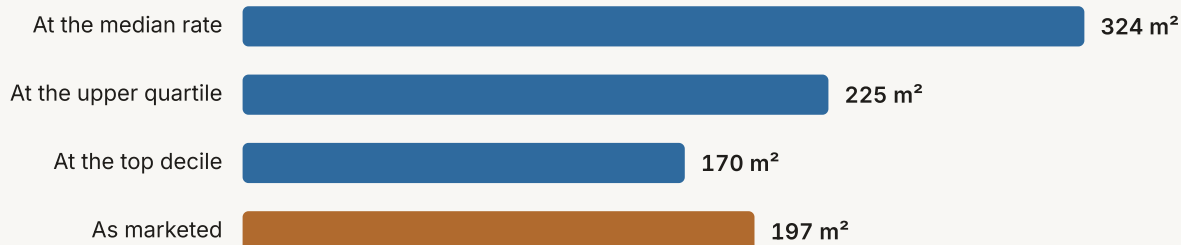
The asking rate is higher than 83% of the 197 recorded house sales on the Cap – and higher than 74% of the 113 sales at €2 million or more.

02 THE SAME PRICE, READ THREE WAYS

What €4,500,000 buys on the Cap

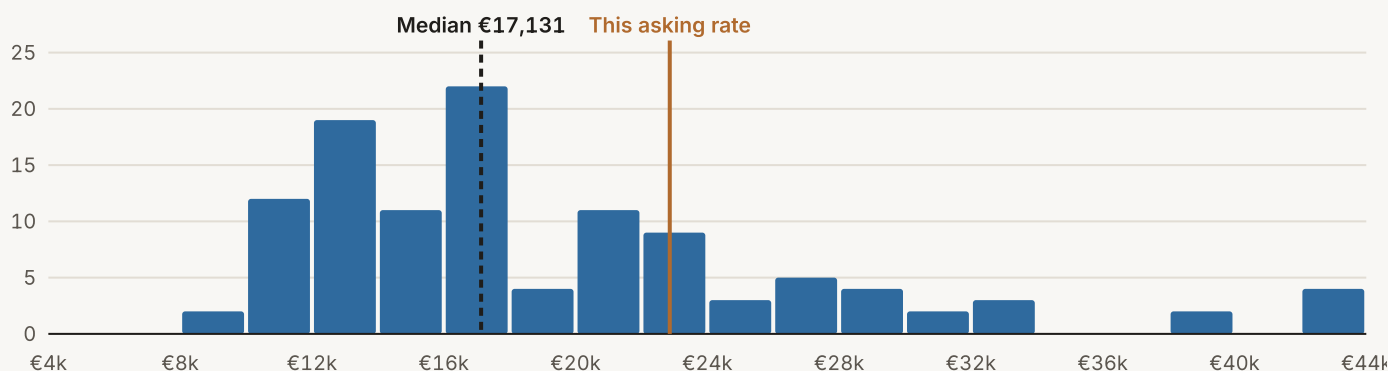
Floor area €4,500,000 buys at the recorded rates

single houses on the Cap, 2021–2025



Among the sales at €2 million or more

113 sales



What this reads

Register

Demandes de Valeurs Foncières, DGFIP

DVF 2021–2025**Sales counted**

one house per deed; flats and lots excluded

Single houses**Where**

inside VERA's peninsula line

The Cap**Rate**

the whole price, land included

Price ÷ floor area

The next step

The five nearest deeds

€2,000 · credited within 90 days

Pre-offer Brief**A value with a range**

from €4,500

Valuation Brief**The plot and what binds it**

€900

Parcel Brief



Where a price sits in the public register. Not a valuation.

ABOUT THIS BRIEF

A free, one-page reading of where a price per m² sits among the recorded sales. It places a price; it does not value a house.

This sample uses a villa publicly marketed at €4,500,000; its address is withheld.

SOURCES

Conveyances: Demandes de Valeurs Foncières, DGFIP, 2021–2025, Etalab geolocated edition, read 28 Sep 2026.

Addresses: Base Adresse Nationale.

HOW TO VERIFY

Every figure traces to a public register named on this page; a delivered Brief lists each source line.

Your notaire – the title, the ownership and what binds the land.

Your insurer – the cover, from the rebuild value, not the price.

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