

VERA

RESEARCH BRIEF · SAMPLE · RB-SAMPLE-20260928

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

VERA RESEARCH BRIEF · CÔTE D'AZUR

Cap d'Antibes or Cap-Ferrat?

A research question answered from the public record

43°33' N · 7°07' E

Cap d'Antibes shown · centroid rounded

REFERENCE

RB-SAMPLE-20260928

PREPARED

28 Sep 2026 · 17:35 CEST

RECORD AS READ

28 Sep 2026

STATUS

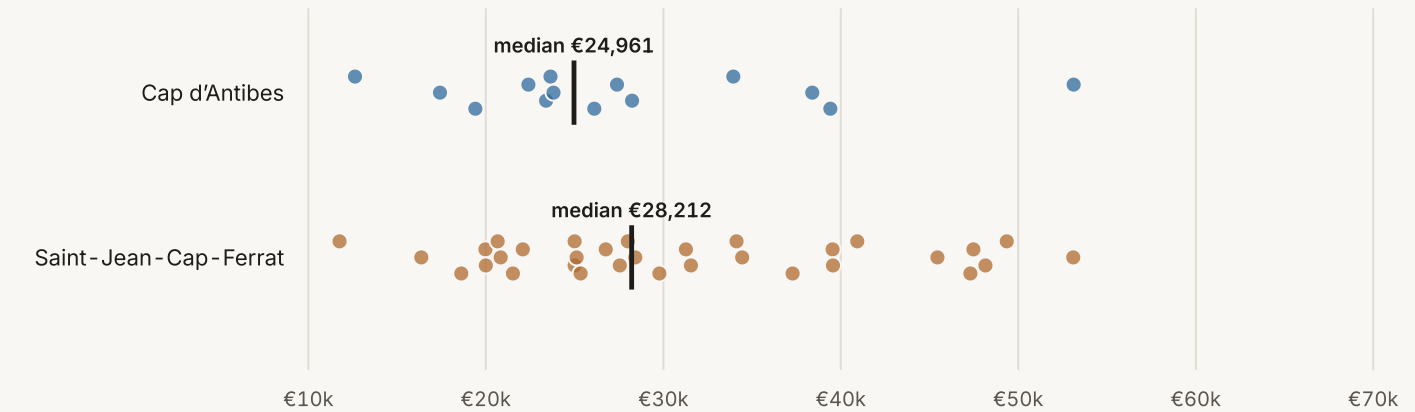
Sample · not for
reliance

01 THE QUESTION

With €5–10 million: Cap d'Antibes or Cap-Ferrat?

Houses sold €5–10m, price per m² – each dot one sale

DVF 2021–2025



CAP D'ANTIBES

14

houses sold €5–10m

ITS MEDIAN RATE

€24,961per m²

SAINT-JEAN-CAP-FERRAT

32

houses sold €5–10m

ITS MEDIAN RATE

€28,212per m²

MORE HOUSE PER EURO

13%

on the Cap d'Antibes

At this level the Cap d'Antibes buys about **13% more house** per euro – on a thinner market: 14 sales against 32.

The short answer

For the same money, the Cap d'Antibes gives more floor area and a larger house at the median; Saint-Jean-Cap-Ferrat commands the higher rate and trades more often at this level.

The caution

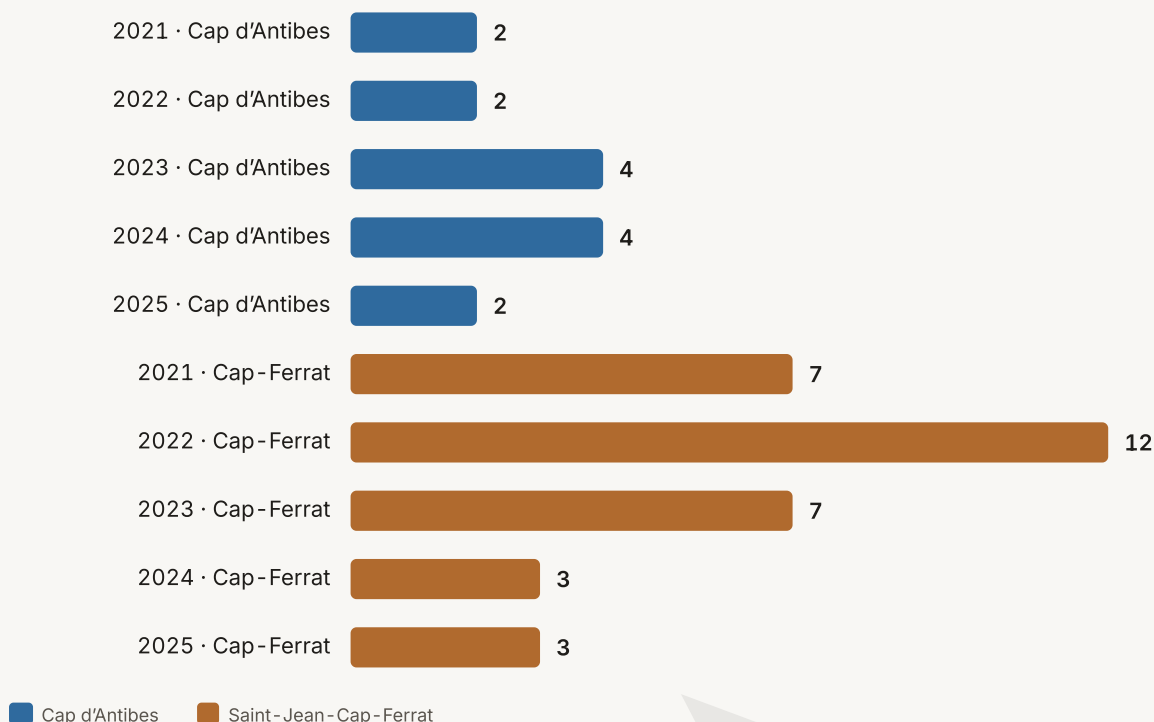
Fourteen sales is a thin market: one exceptional villa moves the median. A delivered Research Brief sets each sale's sea frontage and plot beside its price before drawing the line.

02 THE DETAIL

Two capes, side by side

HOUSES SOLD €5-10M, 2021-2025	CAP D'ANTIBES	SAINT-JEAN-CAP-FERRAT
Recorded sales	14	32
Median price	€6.93m	€6.41m
Median house	255 m ²	220 m ²
Median per m ²	€24,961	€28,212
Middle half per m ²	€22,648-32,517	€21,938-39,542
€6m buys, at the median rate	240 m ²	213 m ²

Sales per year at €5-10m



How it was answered

Single-house sales in the DVF register, 2021-2025. Cap d'Antibes inside VERA's peninsula line; Saint-Jean-Cap-Ferrat is the whole commune.

What a delivered Brief adds

Sea frontage, plot size and the deeds behind each median – the question scoped and priced in writing before anything is charged.



Your question, answered from the public record.

ABOUT THIS BRIEF

A street, a portfolio, planning value, an ownership structure or a market study – anywhere in France. Scoped and quoted in writing before anything is charged.

This sample compares two capes at €5–10 million.

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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