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

VERA

VALUATION BRIEF · SAMPLE · VB-SAMPLE-20260928

VERA VALUATION BRIEF · CAP D’ANTIBES

What the villa is worth

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

43°33′ N · 7°07′ E

Peninsula centroid, rounded

REFERENCE	PREPARED	RECORD AS READ	STATUS
VB-SAMPLE-20260928	28 Sep 2026 · 17:35 CEST	28 Sep 2026	Sample · not for reliance

VOR Media Technologies · 470 Promenade des Anglais · 06200 Nice · France · brief@vorapi.com

01 THE CONCLUSION

Six readings. One defensible range.

The value against the asking price

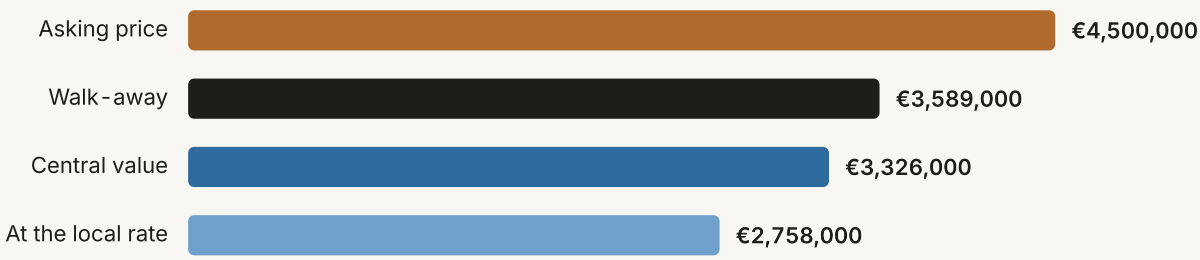
to scale

The shaded band is the middle 50% of one million simulated outcomes – where the recorded evidence ends and any personal premium would begin.

CENTRAL VALUE	FAIR VALUE FLOOR	FAIR VALUE CEILING	ASKING PRICE	GAP TO ASKING
€3,326,000	€3,192,000	€3,463,000	€4,500,000	€1,174,000
what the evidence supports	range, lower end	range, upper end	as marketed	35% above the evidence

Where the €4,500,000 goes

the asking price, taken apart



The asking price sits **35% above** what the recorded evidence supports – **€1,174,000** of premium a buyer would pay for nothing the register can see.

02 HOW THE NUMBER IS BUILT

Six methods, one million simulations

The six methods

Each run separately, each weighted on how much it deserves to be believed.

01 · An adjusted comparable grid
the nearest recorded sales, each restated to this house

02 · A matched-band median
sales of the same size and plot band

03 · A peninsula median
the Cap as a whole

04 · The same-street evidence
what the street itself has recorded

05 · A hedonic regression
price explained by area, plot and place

06 · A third-party automated estimate
the market's own machine, weighed like the rest

What the Brief contains

About sixty pages, delivered within 24 hours of payment.

- Every recorded sale used, listed by deed – including those that argue against the conclusion
- Each sale restated to the floor area, plot and location
- Each method weighted and shown on its own
- One million simulations of area, condition and method error
- The Negotiation, Notaire and Insurance Briefs

THE EVIDENCE IN NUMBERS

RECORDED SALES	LOCAL RATE	SIMULATIONS	LENGTH	DELIVERED
194	€14,000	1,000,000	≈ 60 pages	24 hours
in the model, 2021–2025	per m²	area, condition, method	every sale listed	from payment

WHY SIX

A single method flatters whoever chose it. Six independent readings, weighted and shown side by side, make the answer defensible to a seller, a lender and a notaire alike.

A valuation from the public record.
Every sale shown.

ABOUT THIS BRIEF

About sixty pages: six methods run separately, one million simulations, every recorded sale listed – including those that argue against the conclusion.

The Negotiation, Notaire and Insurance Briefs are included.

SOURCES

Case study: the VERA engine run published on veraapi.co – central value €3,326,000.

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.

REFERENCE	PREPARED	RECORD AS READ	STATUS
VB-SAMPLE-20260928	28 Sep 2026 · 17:35 CEST	28 Sep 2026	Sample · not for reliance

VOR Media Technologies · 470 Promenade des Anglais · 06200 Nice · France · brief@vorapi.com