VERA

VENDOR BRIEF · SAMPLE · VE-SAMPLE-20260928

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

VERA VENDOR BRIEF · CAP D'ANTIBES

Before you set the price

Cap d'Antibes · an illustrative 250 m² house · no real property

43°33′ N · 7°07′ E

Peninsula centroid, rounded

REFERENCE	PREPARED	RECORD AS READ	STATUS
VE-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

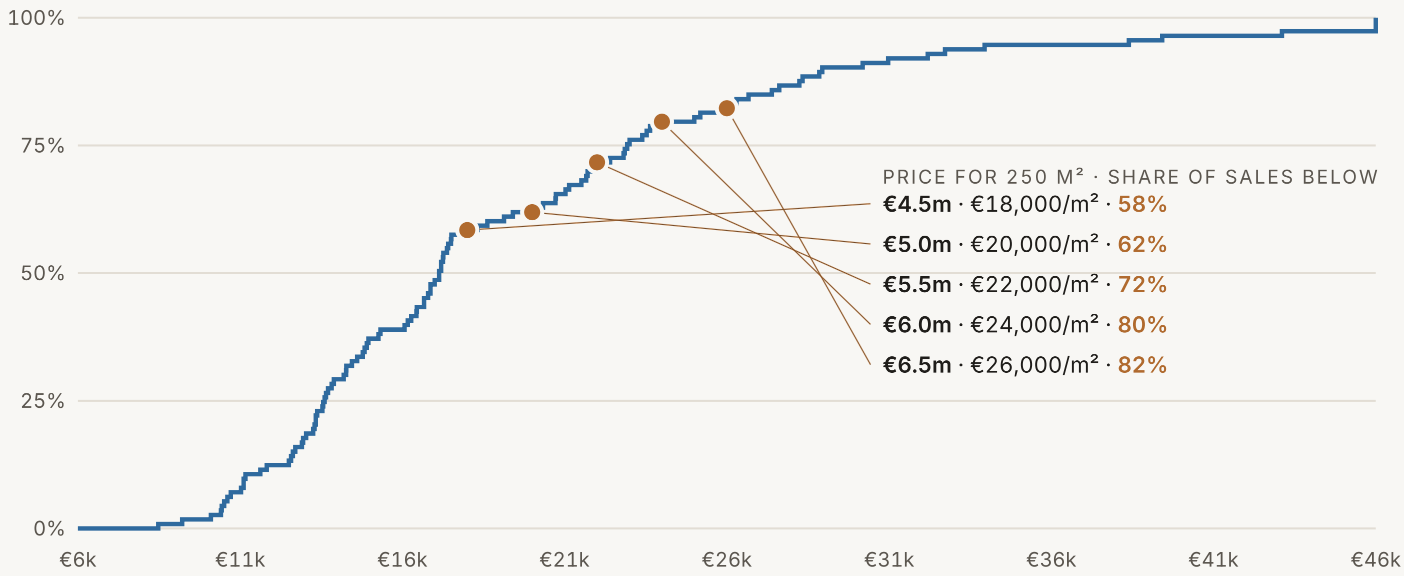
01 YOUR PRICE, AS A BUYER WILL SEE IT

€6,500,000 for 250 m²

PRICE CONSIDERED	HOUSE	RATE
€6,500,000	250 m²	€26,000 / m²
illustrative	Cap d'Antibes	price divided by floor area

Share of €2m+ house sales on the Cap below each rate

113 sales · 2021–2025 · dots mark prices for 250 m²



SALES AT €2M+	LOWER QUARTILE	MEDIAN	UPPER QUARTILE	THIS PRICE IS ABOVE
113	€3.40m	€4.28m	€5.73m	82%
Cap, 2021–2025	€13,602 / m²	€17,131 / m²	€22,931 / m²	of those sales

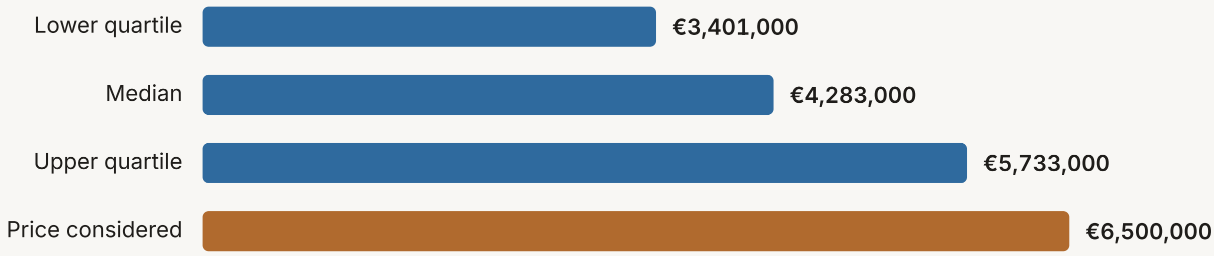
WHAT STANDS OUT

€6.5 million is above four sales in five at this level. A buyer holding a VERA Brief will see it the same way. A price above the upper quartile needs its reason on paper – the sea, the plot, the works.

02 SETTING THE PRICE

Where each price would sit

250 m² at the recorded rates of €2m+ sales, and the price considered



PRICE FOR 250 M²	RATE	ABOVE THIS SHARE OF €2M+ SALES	WHAT A BUYER'S BRIEF WILL SAY
€4.5m	€18,000 / m²	58%	within the upper half
€5.0m	€20,000 / m²	62%	within the upper half
€5.5m	€22,000 / m²	72%	within the upper half
€6.0m	€24,000 / m²	80%	above the upper quartile
€6.5m	€26,000 / m²	82%	above the upper quartile

What the Vendor Brief sets out

- Where the price sits among the recorded sales
- What a buyer's Pre-offer and Valuation Brief will say about it
- The evidence for any premium – or where it is missing
- The parcel's own record, as a buyer will read it

Who it is for

The owner who sells, and the agent who has to set the price and defend it. Same register, same engine, from the other side of the table.

€2,000 · delivered within 24 hours of the address.

Price inside the evidence and the buyer's Brief becomes **your argument**, not theirs.

VERA

Your price, as a buyer will see it. Not a valuation.

ABOUT THIS BRIEF

For the owner who sells and the agent who sets the price: where a price sits among the recorded sales, and the evidence a premium needs on paper.

The house and the price in this sample are illustrative; the recorded sales are real.

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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