

MP

MAX PETRAKOV PROPERTIES

EXCLUSIVE

TWIN VILLAS

Cavalaire-sur-Mer, Côte d'Azur

Villa B · Villa C

THE TWIN VILLA CONCEPT

Cavalaire-sur-Mer · New Build · South-East Exposure

MP

VILLA B

167.86 m² + 13 m² sea-view terrace

- 4 Bedrooms (incl. 1 master suite with dressing)
- 4 Shower rooms + 2 WC
- Vast open-plan living / kitchen (German appliances)
- Sea-view terrace with garden staircase access
- ~500 m² landscaped garden (pool-ready land)
- Garage with direct villa access
- Central air conditioning · Roller shutters
- South-East exposure · Beautiful sea view

VILLA C

150 m² + 13 m² sea-view terrace

- 3 Bedrooms (incl. 1 master suite with dressing)
- 3 Shower rooms / bathrooms + 2 WC
- Vast open-plan living / kitchen (German appliances)
- Sea-view terrace with garden staircase access
- ~500 m² landscaped garden
- Garage with direct villa access
- Laundry room · Storage room
- South-East exposure · Beautiful sea view

Combined: 317.86 m² + 26 m² terraces · 1,000 m² total gardens · 2 garages · 7 bedrooms

UNIQUE OPPORTUNITY

MP

Acquire individually — or unite as a single grand estate

VILLA B

VILLA C

Individually

Each villa stands as a fully autonomous, turn-key residence — separate entrance, garage, garden, and infrastructure. Ideal for individual acquisition or as income-generating assets.

As Twin Villas

Architecturally designed as a mirrored pair sharing a plot. A rare opportunity to place family members side-by-side, or operate one and occupy the other.

As One Estate

The villas were purposefully built to be combined into a single grand residence of 317+ m². The structural connection is already planned — a seamless merger upon request.

VILLA B

EXTERIOR & VIEWS

167.86 m²

Living Area

4

Bedrooms

500 m²

Garden

SE

Exposure



Sea View from Terrace



Glass-Balustrade Terrace



LANDSCAPED GARDEN

~500 m² · Pool-ready · Renowned landscaper

VILLA B · INTERIOR & SPECIFICATIONS

Ground Floor

- Entrance hall
- 3 bedrooms (each en-suite with shower room + WC)
- Cupboard under stairs
- WC
- Garage with direct villa access

First Floor

- Master suite with dressing room, shower room + WC
- Vast open-plan living & dining
- Fitted kitchen — premium German appliances
- Sea-view terrace (13 m²) with garden staircase
- WC



VILLA C

EXTERIOR & VIEWS

150 m²

Living Area

3

Bedrooms

500 m²

Garden

SE

Exposure



Sea View through Olive Trees



Glass-Balustrade Terrace & Staircase



Ground Floor

- Entrance hall
- Laundry room
- Storage under stairs
- 1 Shower room + WC
- 1 Bedroom with closet, bathroom + WC
- Garage with direct villa access

First Floor

- Master suite — dressing room, shower room + WC
- 1 Bedroom / home office
- WC
- Vast open-plan living & dining
- Kitchen with island — premium German appliances
- Sea-view terrace (13 m²) with garden staircase



MP

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Twin Villas B & C
Cavalaire-sur-Mer, Côte d'Azur

Available individually or as a combined estate.
Arranging viewings with 48 hours' notice.

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