

Hills of Nice - New 3-bed apartment in a prestigious residence with parking, pool and sea / panoramic views



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	84 m2
Outside Space:	20 m2



IN BRIEF

3-bed apartment facing SE on the 1st floor (out of 3) with a living area of 84 sqm and a beautiful terrace of 20 sqm, including an open kitchen with the living room, 3 bedrooms, 2 bathrooms and a separate toilet.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

.This RT 2012 program of 3 new residences accommodates 43 apartments with very high-quality services: double or triple majority orientation, sunny landscape, sea view, swimming pool, landscaped park of 10,000 m2.

One of the city's upscale residential neighbourhoods! Between the Nice metropolitan area and the hinterland, it is famous for its calm and the beauty of its natural landscapes, including the Baie des Anges. Bus stop at the foot of the residence. Close to the A8 and the Cimiez district (shops, schools, facilities, etc.).

Security

- Access gate to the residence with videophone connects to each apartment, entrance hall protected by an airlock with digital code and videophone
- Fully armoured iso-armoured landing doors, fitted with a 3-point A2P * lock, Swiss-style thresholds and sound-proof seals
- Parking lots with remote-controlled main access door

Insulation and heating

- Thermal insulation: double glazing, exterior aluminium joinery, electric roller shutters in all rooms with centralized control, facade walls with insulation
- Heating and domestic hot water by individual gas boiler

Decoration

- Tiling in all 45x45 or 60X60 rooms, colour to choose from the range offered
- Smooth paint in all rooms
- Full height wall tiles, in bathrooms and shower rooms
- Bathrooms fitted out with a mirror vanity unit and light fixture, towel-drying radiator
- Cupboards with sliding doors (according to plans)

Common parts

- Entrance hall and landings decorated with

NOTES