

## New-build 2-bedroom apartment near Nice on 3rd floor with spacious terrace



## INFORMATION

Town:	Saint-Laurent-du-Var
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	74 m2
Outside Space:	18 m2



## IN BRIEF

\*\*Other options are still available in this new-build development (1 and 3 bedroom apartments). Contact us for more details.\*\* This 3rd floor apartment is located within a new-build development in St. Laurent-du-Var near Nice. It offers a spacious 18m2 east-facing terrace, 2 bedrooms, a bathroom, a WC and a living room with an open-plan kitchen. All rooms open up to the terrace. Total indoor surface is 74m2. An underground private parking is included in the price. The deliveries in the project are scheduled for the 3rd quarter of 2024. Being a new-build apartment the buyer will profit from reduced notary fees of only 2% (compared to 8% for old-build). Eligible for tax reductions (Pinel Zone A) for French fiscal residents.

## 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

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## NOTES

### THE AREA:

The town of St. Laurent-du-Var neighbours the city of Nice on its western border. The Nice international airport, the beaches of Nice as well as CAP 3000, the biggest and most popular shopping mall at the Cote d'Azur, are all a 10 minutes drive away from the strategic location of this new development. In the winter the ski resorts in the mountains can be reached in 45 mins.

### THE DEVELOPMENT:

Located on the hillside of St. Laurent-du-Var, this new-build development consists of 6 buildings dispersed over a spacious plot-of-land and connected by lavish outdoor areas. The contemporary architecture is emphasized by vegetated roofs and large terraces. A supermarket and shops within the complex will meet the daily needs of the inhabitants.

### LIST OF OPTIONS AVAILABLE:

Other options are available on request. Contact us for more details.

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