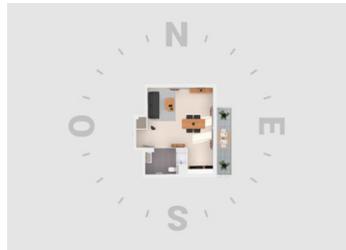


## Off-plan studio apartment in Nice with delivery in September 2025



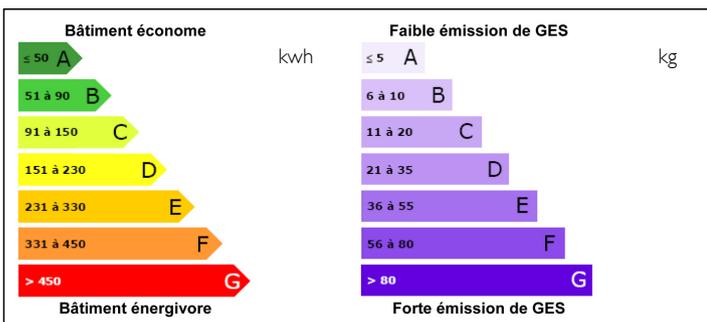
## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	32 m2
Outside Space:	5 m2

## IN BRIEF

This studio apartment will be located on the top-floor of a new-build development nestled in the heart of the district Saint-Isidore in Nice, in the immediate vicinity of shops, tramway and the motorway A8. All the infrastructures hosting major sporting and cultural events in the city are accessible within a few minutes on foot or by tram. Deliveries are scheduled for the 3rd quarter of 2025. The apartment offers 32 m<sup>2</sup> indoor living area and an east-facing balcony of 5 m<sup>2</sup>. A communal rooftop terrace is one of the highlights of the development. Buying an off-plan property in France offers various advantages (e.g. reduced notary fees of 2-3% compared to 7-8% for old-build). Request our free and complete "guide to buying off-plan property in France" that contains all the details and advantages of buying an off-plan property on the Côte d'Azur.

## 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 development is located in the Saint-Isidore district in the heart Eco-valley technology park, a long-term strategic growth district on the western border of the city of Nice along the Var river. The international airport, the beaches of Nice as well as CAP 3000, the biggest and most popular shopping mall of the Côte 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:

The development consists of six buildings with residential and commercial units. The apartments range from studios to 4-room apartments and feature a large living room with an open kitchen, providing ample space and conviviality.

### LIST OF...