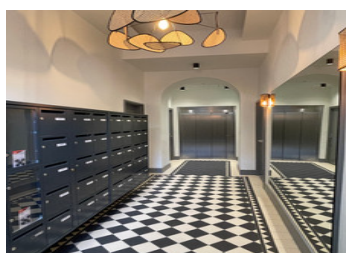
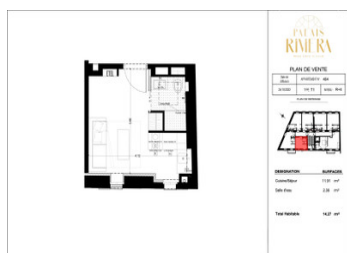


Nice Center - New build studio apartment. Perfect location 100m from Promenade du Paillon



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	14.27 m2
Plot Size:	0 m2



IN BRIEF

Nice Center - Rue du Lycée. On 1st floor with lift, new build studio apartment.

In a Belle Epoque Palace, entirely renovated. A few minutes walk to Old Town and beaches, in an area with restaurants and shops. Perfect location for a holiday home or investment property.

Fitted kitchen and bathroom. Air conditioning.

Tramway lines 1 and 2 a few minutes walk.

Delivery 2nd quarter 2023.

ENERGY - DPE

DPE not required.

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.



NOTES

DESCRIPTION

Composed of perfectly designed studios and 2-room apartments, combining contemporary luxury services and character with a ceiling height of more than 3.30 meters for some, Palais Riviera welcomes dreamed pied-à-terre to immerse yourself in the life of Nice. .

With optimized urban surfaces, from 14 to 25 m2, the studios benefit from east or west exposures and pleasant light, thanks to their high windows protected by louvered shutters in pastel colors. Six apartments benefit from balconies overlooking the calm of the heart of the block, offering charming extensions to the living spaces. On the top floor, two two-room through apartments offer up to 49 m2 Carrez of comfortable layouts, with a master bedroom and a space

reception areas enlarged by the attic volumes, used as a storage area... all lit by the eight skylights created directly in the roof.

The interior decoration of the apartments sublimates the volumes and spaces, with a choice of sober and elegant colors and attention paid to every detail: integrated storage, elegance of kitchens and contemporary bathrooms.

Perfect for a furnished rental, intended for the general public of students or business travellers, the apartments are also suitable for seasonal rental. A strategic, long-lasting and harmonious heritage investment, a few steps from all the highlights of Nice life.

Features

Reversible heat pump for the Heating and air conditioning

Engineered parquet in the living rooms

60*60 tiles from Porcelanosa or equivalent in the shower rooms and bathrooms

Electric towel dryers

Vanity unit with mirror and LED strip

Shower screens and bath screens

Furnished...