LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A20199VAP06 Price: 273 000 EUR

agency fees to be paid by the seller

1-bedroom off-plan apartment in an up-and-coming district of Nice set for delivery in mid-2025









INFORMATION

Town:	**Nice**
Department:	**Alpes-Maritimes**
Bed:	**1**
Bath:	**1**
Floor:	**43 m2**
Outside Space:	**11 m2**

IN BRIEF

This 1-bedroom new-build apartment is located on the 1st floor of a 13-floor-high modern building, designed by a renowned architect in an up-and-coming neighborhood in the Western part of Nice.

The apartment offers an indoor living area of 43 m² and a balcony of 11 m².

Deliveries are scheduled for the 2nd quarter of 2025.

The project has an exceptional location and excellent accessibility, with the tram stop in a few minutes distance on foot.

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

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.

DESCRIPTION

This 1-bedroom new-build apartment is located on the 1st floor of a 13-floor-high modern building designed by a renowned architect in an up-and-coming neighborhood in the Western part of Nice.

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THE AREA:
The development is located 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.

LIST OF OPTIONS AVAILABLE:
Other options are still available in this new-build development. Contact us for more details.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES