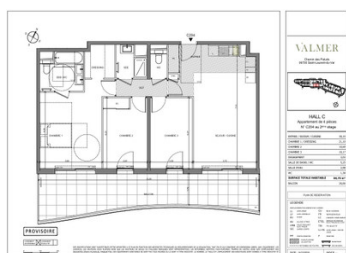


New Build: Spectacular 3-Bedroom Apartment with 26m Balcony in Prestigious Valmer Residence



INFORMATION

Town:	Saint-Laurent-du-Var
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	85 m2
Outside Space:	26 m2



ENERGY - DPE

DPE not required.

IN BRIEF

Discover the pinnacle of Riviera living in this exceptional 84m² three-bedroom apartment within the prestigious Valmer residence, where spacious design meets coastal sophistication. Located on the second floor, this remarkable residence features a generous open-plan living area and contemporary kitchen that opens onto a magnificent 26m² balcony - perfect for entertaining, dining, and savoring the Mediterranean climate. Three comfortable bedrooms provide versatile living space ideal for families or hosting guests, complemented by two full bathrooms and a separate WC for maximum convenience. The apartment showcases premium finishes throughout, including motorized shutters, air conditioning, double-glazed aluminum windows, electric towel warmers, and elegant wall-hung toilets. Residents enjoy exclusive access to a resort-style swimming pool surrounded by fragrant Mediterranean gardens planted with olive, fig, almond, and hazelnut trees.

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 stunning new-build 3-bedroom apartment in the Valmer residence offers the perfect blend of beachside tranquility and urban convenience in sought-after Saint Laurent du Var. This 2nd floor apartment features a bright 30m² open-plan living area with a contemporary kitchen that flows seamlessly onto a private 26.5m² south-facing balcony. Positioned just 7 minutes on foot from the pristine Flots Bleus beach and the vibrant marina, residents enjoy effortless access to coastal dining, water sports, and Mediterranean promenades.

The secure gated residence features striking contemporary architecture with flowing curved balconies inspired by the nearby sea, constructed with sustainable materials. Underground parking is available for an additional cost.

Saint Laurent du Var, perfectly positioned between Nice and Antibes along the French Riviera, is renowned for its exceptional quality of life and sophisticated coastal atmosphere. The area provides outstanding amenities including the upscale Cap 3000 shopping center, diverse culinary experiences ranging from casual beachside cafés to fine dining establishments, and abundant leisure opportunities. The upcoming Tramway 4 line, stopping directly in front of the Valmer residence, will deliver unparalleled connectivity to Nice city center, the famous Promenade des Anglais, and destinations throughout the Côte d'Azur, making this property ideally positioned for both daily convenience and regional exploration. Nice Côte d'Azur International Airport is just 5 minutes away by car, providing seamless international connections. With completion scheduled for June 2028, this represents an extraordinary opportunity to secure a spacious, contemporary residence in one of the French Riviera's most prestigious...

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