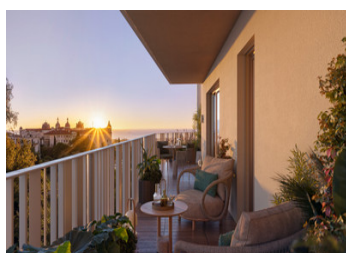
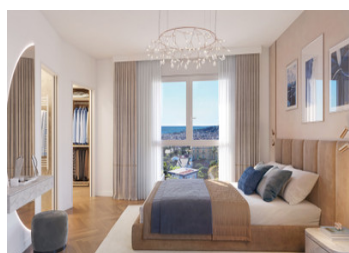
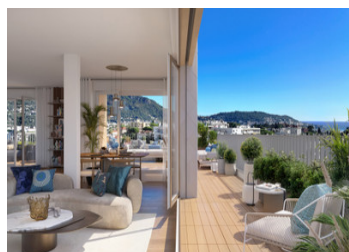


Nice - Cimiez. New build - Bright 4 bedroom apartment, terrace, private parkings



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Nice            |
| Department:    | Alpes-Maritimes |
| Bed:           | 4               |
| Bath:          | 2               |
| Floor:         | 116 m2          |
| Outside Space: | 31 m2           |



## IN BRIEF

Nice - Cimiez. Off-plan apartment. Located on the 5th floor, bright 4 bedroom.

This apartment includes an entrance, living room opening unto the large terrace with south exposure, an open kitchen, 4 bedrooms including one en-suite, one bathroom, two toilets and sold with underground double parking space.

A sustainable development.

The use of low-carbon concrete and timber frames reflects the desire to build with restraint, to ensure that our homes are healthier, more economical and more respectful of the environment. With this sustainability in mind, the project meets the requirements of the RE2020, NF Habitat HQE, BDM and BiodiverCity labels.

The development offers a wide selection of apartments, all with parking included:

- Studios from €320,000

## 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

Located at the highest point of Cimiez hill, the residence offers a rare retreat, suspended between nature and panoramic views.

Designed as a vast, protected park, the first thing visitors notice is a sense of being in a cool island right in the heart of the district.

### CIMIEZ - RETREAT FOR THE ARTS

Perched on the hillside, the Cimiez district embodies the quintessence of Nice's residential and artistic heritage. Its Roman past can be seen in the remains of Cemenelum, with its amphitheatre and its thermal baths, while the Belle Époque period has left majestic villas and gardens filled with centuries-old olive trees. A hotbed of creativity, Cimiez is home to the Matisse Museum, housed in the Villa des Arènes, and bears the imprint of writers and artists who stayed or worked in Nice, captivated by its unique light.

It's a place where every walk becomes a journey through time, offering culture, nature and the beauty of the Mediterranean. Just a few minutes\* from the city centre, Cimiez offers the peace and tranquillity of the heights, where elegance is all around.

### AN ODE TO NATURAL LIGHT

Inside each apartment, from studio to 5-room duplex, you can feel the elegance even before you fully take it in. Generous volumes reveal a sophisticated architecture.

Entering each room is like taking a deep, soothing breath. Light circulates freely, gliding along the walls, extending into the living room and leading the eye towards the outdoors, always welcoming by nature.

18 Discreet comfort is everywhere:...

## NOTES