

MENTON CENTRE – TOP-FLOOR 3-BEDROOM APARTMENT WITH SEA VIEWS & TERRACES



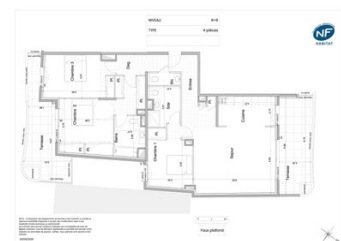
INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	117 m ²
Outside Space:	31 m ²



IN BRIEF

Exceptional 3-bedroom new-build apartment on the top floor of a contemporary residence in central Menton, just 300 metres from the seafront and beaches. Offering 117 m² of living space and two terraces totalling 31.22 m² with attractive views towards the Mediterranean. Energy-efficient heating and cooling, excellent amenities within walking distance and Monaco approximately 20 minutes away. Underground parking or enclosed garage available. Expected delivery Q4 2027.



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

In the heart of Menton, this spacious 117 m², 3-bedroom apartment occupies the 6th and top floor of an elegant contemporary residence.

The apartment benefits from two terraces totalling 31.22 m², with attractive views towards the Mediterranean and across Menton, providing generous outdoor space for dining and relaxing.

The well-designed interior centres around an impressive 42 m² open-plan living room and kitchen, with large glazed openings providing abundant natural light and direct terrace access.

The sleeping area comprises three generously sized bedrooms of approximately 13 m², 21.35 m² and 15.45 m². The principal bedroom has a private shower room, complemented by a separate family bathroom and WC. Numerous fitted cupboards provide practical storage throughout.

Prime central location

-The residence offers an excellent walkable lifestyle, with shops, restaurants, transport and everyday services nearby:

-300 m from the Promenade du Soleil, beach and seafront

-Jardin Biovès immediately nearby

-Palais de l'Europe approximately 80 m

-Casino de Menton approximately 200 m

-Menton railway station approximately 400 m

-Old Menton and the Marché des Halles within easy reach

-Monaco approximately 20 minutes by car

Contemporary comfort & energy efficiency

Designed for comfortable year-round living, the apartment features an individual reversible heat-pump system providing heating and summer cooling through discreet ceiling-integrated diffusers. Domestic hot water is also produced by an individual heat pump.

High-quality specifications include:

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: 2500 EUR

NOTES