

MENTON CENTRE – SOUTH-EAST FACING 1-BEDROOM NEW-BUILD APARTMENT WITH TERRACE



INFORMATION

Town:	Menton
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	46 m ²
Outside Space:	9 m ²



IN BRIEF

South-east facing 1-bedroom new-build apartment on the 4th floor of an elegant contemporary residence in central Menton, just 300 metres from the seafront and beach. Offering 46 m² of living space, including a generous 25.59 m² open-plan living room and kitchen, plus a 9 m² terrace. Energy-efficient heating and cooling, excellent amenities within walking distance and Monaco approximately 20 minutes away. Underground parking 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 attractive south-east facing 1-bedroom apartment occupies the 4th floor of an elegant new contemporary residence.

Offering 46 m² of living space and a 9 m² terrace, the apartment has been carefully designed to maximise space, natural light and connection with the outdoors.

The centrepiece is the generous 25.59 m² open-plan living room and kitchen, with a wide glazed opening providing direct access to the terrace. Extending across the main frontage of the apartment, the terrace provides 9 m² of private outdoor space, ideal for breakfast, dining or relaxing in Menton's Mediterranean climate.

The 13.36 m² bedroom offers particularly generous proportions for a one-bedroom apartment and also opens towards the terrace. A well-designed 7.05 m² entrance, shower room and WC area, together with integrated storage, completes the accommodation.

The residence has been conceived around open-plan kitchens, generous living areas and large glazed openings, creating bright interiors with a natural connection between indoor and outdoor spaces.

Prime central location

The residence offers an exceptional walkable lifestyle, with the Mediterranean, shops, restaurants, transport and everyday services all nearby:

-300 m from the Promenade du Soleil and Casino beach

-Jardin Biovès immediately nearby

-Palais de l'Europe approximately 80 m

-Casino de Menton approximately 200 m

-Menton railway station approximately 400 m

-Bus stop approximately 100 m

-Old Menton and the Marché des Halles within easy reach

-Monaco approximately 20 minutes by car

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: 1200 EUR

NOTES