LEGGETT
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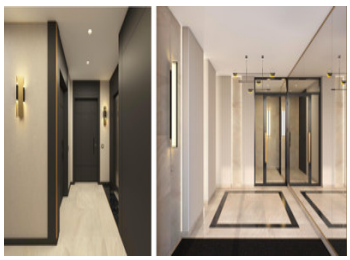
Ref: A48650OVI06 Price: 35 000 EUR

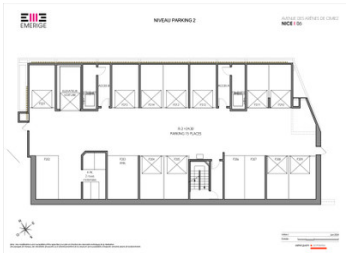
agency fees to be paid by the seller

Nice Cimiez - New build - Parkings available









INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Nice - Avenue des Arènes de Cimiez.
New build.
Underground parkings spaces available for sale.
Prices from 35 000€ till 53 000€

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.

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DESCRIPTION

COMFORT AND REFINEMENT, IN COMPLETE PRIVACY

From 2 to 4 rooms, the 22 high-end apartments meet a demanding set of specifications, ensuring a standard that meets all expectations.

The interior spaces, many of which have cross ventilation, prioritize volume and brightness with living room-kitchens that welcome natural light through large bay windows.

In homage to Mediterranean life, they all open onto generous outdoor spaces: terrace or balcony.

A rare privilege in the city, some apartments offer wide-angle unobstructed views from the Mont Boron hill to the Nice observatory.

NOTES

The 4-room family apartments promise comfort and practicality by offering a master suite with an adjoining bathroom and built-in storage closets.

Most bedrooms are well-insulated from the living areas and have access to an outdoor space.

On the top floors, two exceptional 4-room apartment-villas benefit from a landscaped roof terrace of up to 185 m², accessible from the living room by an internal staircase. With their large planters and wooden pergolas, these spaces overlooking the city are perfect for sunny dreams: solarium, summer kitchen, and outdoor lounge.

DAILY WELL-BEING RESPECTFUL OF THE ENVIRONMENT

Designed in compliance with the latest thermal regulation RE 2020, the residence is enhanced with a BEE+ label and a Mediterranean Sustainable Buildings (BDM) bronze level equivalent, thus reducing its environmental footprint.