

## High-Rise Paradise: Spectacular off-plan 2-bedroom flat with sea view and spacious balcony



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	61 m2
Outside Space:	35 m2

## IN BRIEF

Wake up to breathtaking sea views in this new-build 14th-floor 2-bedroom apartment in an up-and-coming neighborhood in the Western part of Nice. Deliveries are scheduled for the 1st quarter of 2025. Designed with sustainability in mind, this environmentally friendly, 17-floor-high building designed by a renowned architect includes features such as solar panels and green roofs. Secure underground parking, electric vehicle charging stations, and bike storage facilities are also available. The project has an exceptional location and excellent accessibility, with the tram stop directly at the foot of the development. A private underground parking space is included in the price. Buying an off-plan property in France offers various advantages (e.g. reduced notary fees of 2-3% compared to 7-8% for old-build). Request our free and complete "guide to buying off-plan property in France" that contains all the details and advantages of buying an off-plan property on the Côte d'Azur.



## ENERGY - DPE



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

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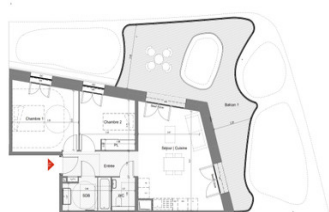
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### THE AREA:

The development is located in the heart Eco-valley technology park, a long-term strategic growth district on the western border of the city of Nice along the Var river. The international airport, the beaches of Nice as well as CAP 3000, the biggest and most popular shopping mall of the Côte d'Azur, are all a 10 minutes drive away from the strategic location of this new development. In the winter, the ski resorts in the mountains can be reached in 45 mins.

### THE DEVELOPMENT:

The development is designed with sustainability in mind, with a focus on minimizing energy consumption and reducing environmental...



## NOTES