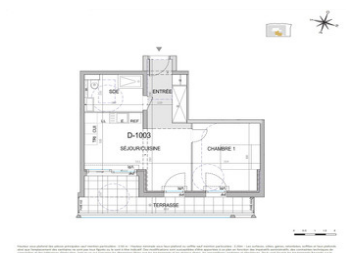


## Off-Plan 1-Bedroom residence with stylish design in prime location in Nice



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	41 m2
Outside Space:	11 m2

## IN BRIEF

A fantastic investment opportunity or an ideal holiday home just minutes away from the renowned beaches of the Cote d'Azur: This 1-bedroom apartment is situated on the 10th floor of an off-plan development featuring innovative architecture in the Western part of Nice. The development is presently under construction, with deliveries scheduled for the 1st quarter of 2025. This charming apartment comprises a 17m2 living room with an open-plan kitchen (not included in the price), a 12m2 bedroom, and a shower room. Both the living room and the bedroom open up to the 11m2 terrace facing East. The project boasts an exceptional location with excellent accessibility, facilitated by a tram stop directly at the foot of the development. A private underground parking space is included in the price.

## 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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The purchase of an off-plan property in France comes with numerous advantages. Developers of French off-plan projects are strictly regulated by law, providing prospective buyers with important legal guarantees. The payment plan is structured in accordance with the progress of construction and may not exceed legal limits. Notary fees for buyers are reduced to 2-3%, compared to 7-8% for old-build properties. For further details, please request our free and comprehensive "Guide to Buying Off-Plan Property in France" for a complete overview.

### 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...

## NOTES