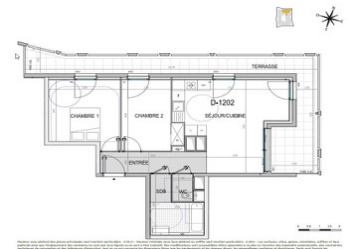


Off-Plan 2-Bedroom gem in upcoming project in Nice



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	58 m2
Outside Space:	23 m2

IN BRIEF

If you want to invest in real estate on the Cote d'Azur, this could be the perfect holiday home you are looking for: A 2-bedroom apartment on the 12th floor of an off-plan development featuring innovative architecture in the Western part of Nice located just minutes away from the seaside. The development is presently under construction, with deliveries scheduled for the 1st quarter of 2025. This lovely apartment comprises a 22m2 living room with an open-plan kitchen (not included in the price), two bedrooms (12m2 and 10m2), a bathroom and a WC. All rooms of this bright, corner flat open up to a 23m2 terrace. 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

If you want to invest in real estate on the Cote d'Azur, this could be the perfect holiday home you are looking for: A 2-bedroom apartment on the 12th floor of an off-plan development featuring innovative architecture in the Western part of Nice located just minutes away from the seaside.

The development is presently under construction, with deliveries scheduled for the 1st quarter of 2025.

This lovely apartment comprises a 22m² living room with an open-plan kitchen (not included in the price), two bedrooms (12m² and 10m²), a bathroom and a WC. All rooms of this bright, corner flat open up to a 23m² terrace.

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.

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...

NOTES