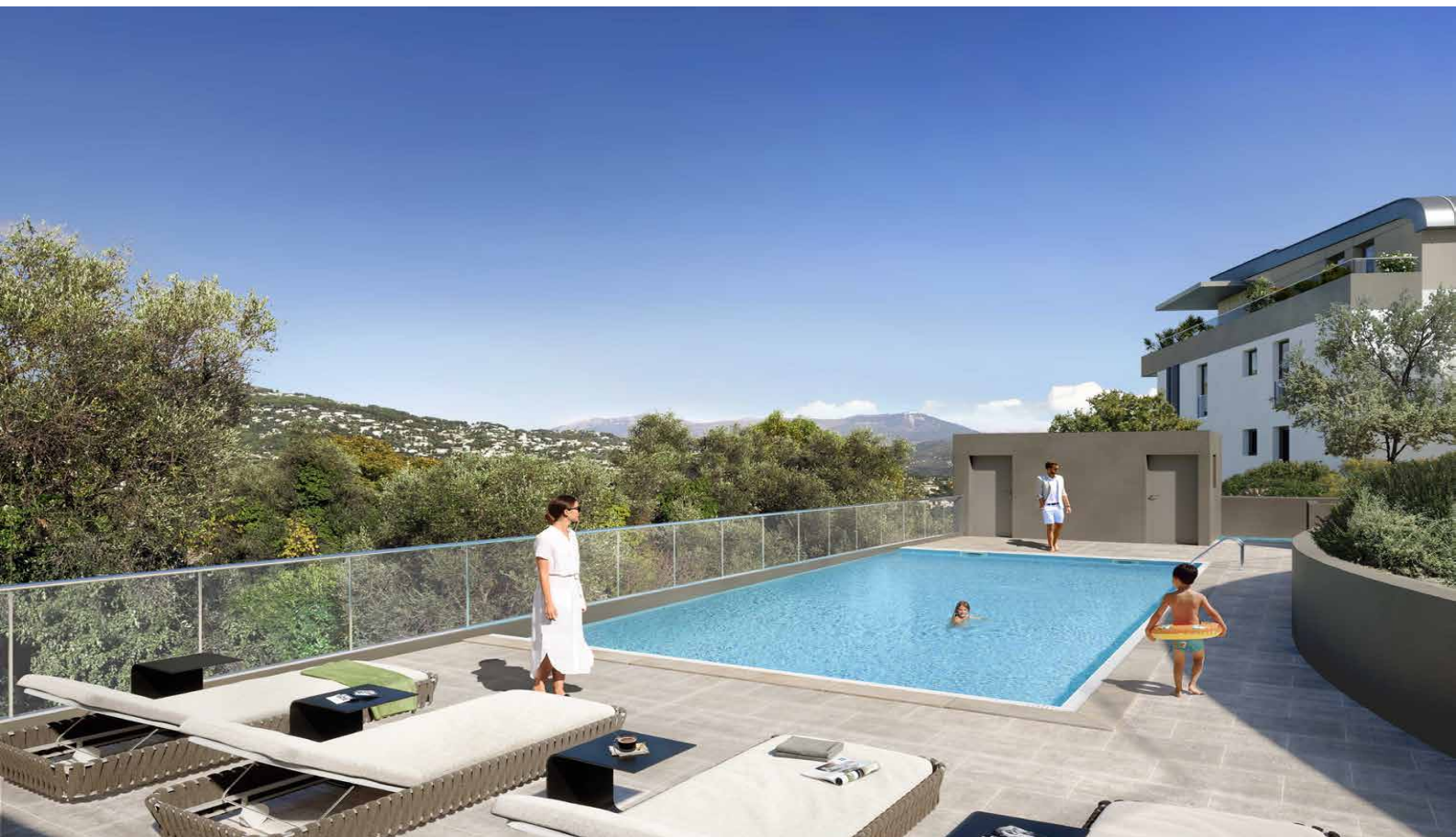




HILLS OF NICE - NEW 3-BED APARTMENT IN A PRESTIGIOUS RESIDENCE WITH PARKING, POOL AND SEA / PANORAMIC VIEWS

HILLS OF NICE - NEW
3-BED APARTMENT IN A
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AND SEA / PANORAMI...



PROPERTY FACT FILE

REFERENCE	A06793
PRICE	€ 685,000 £ 580,572* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	1
ACCOMMODATION	86 m ²
LAND	15 m ²
TOWN	Nice
DEPARTMENT	Alpes_Maritimes
LOCATION	0-2KM to amenities
TYPE	
CONDITION	New Build
FEATURES	Swimming Pool, Walking distance to shops, Private parking

*Price based on current exchange rate which is subject to change

- Verdant parc
- Absolute tranquility
- Clear view - Sea
- Triple orientation
- 10 minutes from city center

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3-bed apartment facing SE on the 2nd floor (out of 3) with a living area of 86 sqm and a beautiful terrace of 15 sqm, including an open kitchen with the living room, 2 bedrooms, 1 bathrooms and a separate toilet.

DESCRIPTIF

This RT 2012 program of 3 new residences accommodates 43 apartments with very high-quality services: double or triple majority orientation, sunny landscape, sea view, swimming pool, landscaped park of 10,000 m2.

Delivery 09/2025

One of the city's upscale residential neighbourhoods! Between the Nice metropolitan area and the hinterland, it is famous for its calm and the beauty of its natural landscapes, including the Baie des Anges. Bus stop at the foot of the residence. Close to the A8 and the Cimiez district (shops, schools, facilities, etc.).

Security

- Access gate to the residence with videophone connects to each apartment, entrance hall protected by an airlock with digital code and videophone
- Fully armoured iso-armoured landing doors, fitted with a 3-point A2P * lock, Swiss-style thresholds and sound-proof seals
- Parking lots with remote-controlled main access door

Insulation and heating

- Thermal insulation: double glazing, exterior aluminium joinery, electric roller shutters in all rooms with centralized control, facade walls with insulation
- Heating and domestic hot water by individual gas boiler

Decoration

- Tiling in all 45x45 or 60X60 rooms, colour to choose from the range offered
- Smooth paint in all rooms
- Full height wall tiles, in bathrooms and shower rooms
- Bathrooms fitted out with a mirror vanity unit and light fixture, towel-drying radiator
- Cupboards with sliding doors (according to plans)

Common parts

- Entrance hall and

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A06793>

COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A06793
FILE COMPLETE
AND PHOTOS
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