

Nice - Port Area. Very rare new build opportunity ! Bright 3 bedroom apartment with terraces, private parking



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	90.21 m2
Outside Space:	17 m2

## IN BRIEF

Nice - Perfect location for this new build ! Few minutes walk from the Port and Old Town with shops and restaurants at hands ! Only for a few privileged owners as only 12 apartments will be available.

By a one of the most acclaimed developer in France.

For sale : Set on the penultimate floor, Very bright 3 bedroom apartment it includes an entrance, living room with open kitchen opening unto the terrace facing West, 3 bedrooms, included 1 with a terrace, bathroom, shower room, 2 toilets.

Private parking.

Completion set for 2nd quarter 2028.

A unique opportunity !

## 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.

## DESCRIPTION

A privilege in the city centre, the apartments extend the privacy of their interiors to the facade, to savour the sweet days of the South and their light.

With only twelve apartments from 2 to 4 rooms, the residence is focused on light: most enjoy a double exposure and, for some, a triple opening to the city and the sky. The living rooms, often on corners, are bathed in the sun and extend their conviviality into open kitchens. From 3-room apartments, the organisation naturally distributes reception spaces and rooms, maintaining everyone's peace and quiet. In the 4-room apartments, a master suite is distinguished by its private bathroom and storage.

Everywhere, wide bay windows invite you to take to the fresh air on the balconies or loggias.

Refined finishes and contemporary comfort make up a signature of ease and enduring elegance.

## NOTES

Here, a curved silhouette is the sign of a discreet presence, recognisable at first glance.

Located on the corner of rues Auguste Gal, Smolett and Malonnière, the residence embraces its layout with a continuous momentum. The curved and fluid horizontal lines are sequenced by the loggias and their screens. The vertical blades play with the light, creating a dynamic rhythm that is both aesthetic and functional, ensuring the privacy of the balconies while allowing natural light to filter through.

In search of harmony, the ochre and beige shades, lifted with brass-coloured fittings, dialogue with the neighbouring facades.

At the basement, two works of art are framed, in tribute to the cultural...