

## Contemporary Serenity: New Build 2-Bedroom Apartment with Sea & Mountain Views in Sainte-Marguerite



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	59 m2
Outside Space:	20 m2



## IN BRIEF

Discover elevated living where contemporary design meets natural beauty in the exclusive Serenity View residence. This thoughtfully designed 58.75 m<sup>2</sup> (632 ft<sup>2</sup>) apartment offers a refined sanctuary above the bustle of the city, featuring two bedrooms, a living room/kitchen, and a generous 20.5 m<sup>2</sup> (220 ft<sup>2</sup>) west-facing balcony that captures stunning mountain vistas. The open living space flows seamlessly to your private outdoor retreat, perfect for savoring the Mediterranean sunsets. Modern amenities include motorized roller shutters, elegant stoneware flooring throughout, sleek wall-hung toilets, and energy-efficient heating. The illuminated vanity mirrors and towel radiators add warmth and sophistication to the bathroom. Residents enjoy exclusive access to a private swimming pool nestled within landscaped gardens, creating a tranquil oasis. Optional underground parking is available. This fourth-floor apartment represents an exceptional opportunity to embrace refined Riviera living.

## 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

This elegant 58.75 m<sup>2</sup> (632 ft<sup>2</sup>) apartment features two bedrooms, an open living room/kitchen, one bathroom, one separate WC, and an expansive 20.5 m<sup>2</sup> (220 ft<sup>2</sup>) west-facing balcony offering captivating sea and mountain views. Modern finishes include stoneware flooring, motorized shutters, and energy-efficient heating, while residents enjoy access to a private pool within beautifully landscaped gardens.

Perched on the heights of Nice, the distinguished Sainte-Marguerite district offers a serene escape while maintaining excellent connectivity to the city's finest attractions. This neighborhood is characterized by its peaceful atmosphere and elegant period villas, providing an exclusive setting far removed from urban congestion. Serenity View benefits from proximity to the L3 Tram Line, ensuring effortless access to Nice's city center and coastal attractions. The residence sits near the picturesque Botanical Gardens of Nice, offering residents a verdant retreat for leisurely strolls. In just 10 minutes by car, you'll find the extensive Cap 3000 shopping center and Nice Côte d'Azur International Airport, making this location ideal for both permanent residence and holiday living. Serenity View perfectly balances tranquil residential charm with the convenience of modern urban amenities.

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

## NOTES