

## New Build: Elegant 2-Bedroom Apartment with Sun-Soaked Balcony in Exclusive Valmer Residence



## INFORMATION

Town:	Saint-Laurent-du-Var
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	68 m <sup>2</sup>
Outside Space:	15 m <sup>2</sup>

## IN BRIEF

Experience refined coastal living in this beautifully appointed 68m<sup>2</sup> (732 ft<sup>2</sup>) two-bedroom apartment within the new Valmer residence, where contemporary elegance meets Mediterranean lifestyle. Located on the second floor, this sophisticated residence features a generous open-plan living area and modern kitchen that flows effortlessly onto a sun-drenched 15m<sup>2</sup> (161 ft<sup>2</sup>) south-facing balcony, creating the perfect setting for outdoor entertaining and relaxation. Two comfortable bedrooms provide flexible living space, complemented by a practical dressing room for ample storage. The apartment includes a full bathroom and separate toilet room for added convenience. Premium amenities feature motorized shutters, air conditioning throughout, double-glazed aluminum windows, electric towel warmers, and stylish wall-hung toilets. Residents enjoy exclusive access to a private swimming pool set within lush Mediterranean gardens adorned with olive, fig,

## 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 stunning new-build 2-bedroom apartment in the Valmer residence offers the perfect blend of beachside tranquility and urban convenience in sought-after Saint Laurent du Var. This 2nd floor apartment features a bright 30m<sup>2</sup> open-plan living area with a contemporary kitchen that flows seamlessly onto a private 15m<sup>2</sup> south-facing balcony. Positioned just 7 minutes on foot from the pristine Flots Bleus beach and the vibrant marina, residents enjoy effortless access to coastal dining, water sports, and Mediterranean promenades.

The secure gated residence features striking contemporary architecture with flowing curved balconies inspired by the nearby sea, constructed with sustainable materials. Underground parking is available for an additional cost.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Saint Laurent du Var, strategically located between Nice and Antibes, stands as one of the French Riviera's premier coastal destinations, offering exceptional quality of life through its perfect harmony of beachside charm and contemporary amenities. The neighborhood features the prestigious Cap 3000 shopping complex, an array of gourmet restaurants, and diverse leisure activities. The forthcoming Tramway 4 line, with a stop directly in front of the Valmer residence, will provide seamless connections to Nice city center, the iconic Promenade des Anglais, and key destinations across the Côte d'Azur, positioning this property at the heart of the region's transportation network. Nice Côte d'Azur International Airport is merely 5 minutes away by car, ensuring effortless travel for residents and guests. With completion anticipated in June 2028, this represents a remarkable opportunity to acquire a contemporary residence in one of the French...