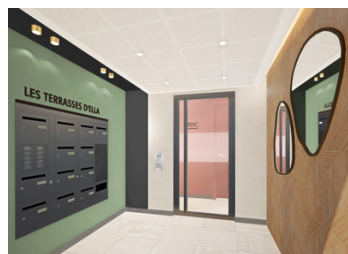


## New two-bedroom apartment - bright with south-facing balcony - Cagnes-sur-Mer - Delivery 2028



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Cagnes-sur-Mer  |
| Department:    | Alpes-Maritimes |
| Bed:           | 1               |
| Bath:          | 1               |
| Floor:         | 43 m2           |
| Outside Space: | 12 m2           |

## IN BRIEF

Located on the third floor of a new off-plan property development in Cagnes-sur-Mer, this beautiful 42.75 m<sup>2</sup> one-bedroom apartment offers a modern, bright, and comfortable living environment in a highly sought-after neighborhood. Its south-facing aspect ensures excellent light throughout the day.

The apartment comprises a living room with open-plan kitchen, a bedroom and a shower room with integrated toilet. The living room opens onto a 12.07 m<sup>2</sup> balcony, ideal for enjoying the Mediterranean climate and extending the living space outdoors.

Close to public transportation and only a 6-minute bike ride from the nearest beaches, this property is ideal as a primary residence, pied-à-terre, or high-quality rental investment.

## 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

### Overview

In the heart of Cagnes-sur-Mer, in a sought-after residential area, this new two-room off-plan apartment is appealing for its brightness, south-facing aspect, and modern amenities.

Located on the third floor of a secure contemporary residence, it offers a living environment that combines comfort and practicality.

### Layout

With a living area of 42.75 m<sup>2</sup>, the apartment comprises a living room with open-plan kitchen, creating a functional and welcoming living space, a comfortable bedroom, and a bathroom with integrated toilet.

The living room opens onto a 12.07 m<sup>2</sup> balcony, perfect for relaxing outdoors. Facilities include hot water production by heat pump, individual heating, and a secure building with digital code entry, videophone, and bicycle storage.

Additional underground parking space for €23,000

### The neighborhood

Located in a highly sought-after neighborhood of Cagnes-sur-Mer, this development enjoys a strategic location: close to transportation, easily accessible shops, and beaches just a 6-minute bike ride away. An ideal setting to fully enjoy the French Riviera, whether for living or investing.

### The Development:

A residence of 21 apartments surrounding landscaped gardens

### LIST OF AVAILABLE OPTIONS:

## NOTES