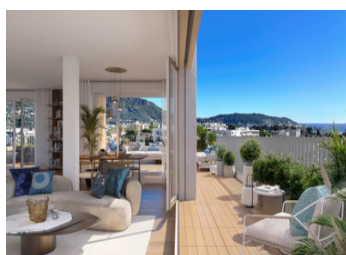


Nice - Cimiez. Off-plan studio apartment with terrace and private parking



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	33 m2
Outside Space:	19 m2



IN BRIEF

Nice - Cimiez. Off-plan apartment. Located on the 1st floor, bright studio apartment.

It includes an entrance, living room opening unto the large terrace, an open kitchen, bathroom, toilets and sold with underground parking space.

A sustainable development.

The use of low-carbon concrete and timber frames reflects the desire to build with restraint, to ensure that our homes are healthier, more economical and more respectful of the environment. With this sustainability in mind, the project meets the requirements of the RE2020, NF Habitat HQE, BDM and BiodiverCity labels.

The development offers a wide selection of apartments, all with parking included:

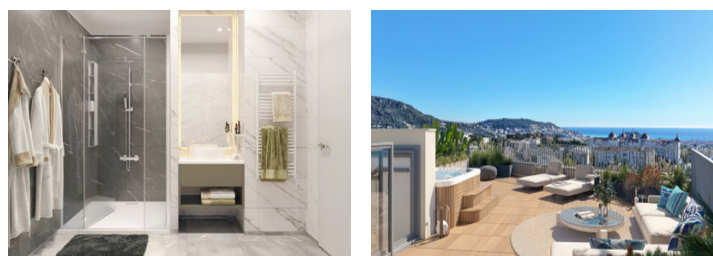
- Studios from €320,000
- 1-bedroom apartments from €360,000
- 2-bedroom apartments from €410,000

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.



NOTES

DESCRIPTION

CIMIEZ - RETREAT FOR THE ARTS

Perched on the hillside, the Cimiez district embodies the quintessence of Nice's residential and artistic heritage. Its Roman past can be seen in the remains of Cemenelum, with its amphitheatre and its thermal baths, while the Belle Époque period has left majestic villas and gardens filled with centuries-old olive trees. A hotbed of creativity, Cimiez is home to the Matisse Museum, housed in the Villa des Arènes, and bears the imprint of writers and artists who stayed or worked in Nice, captivated by its unique light.

It's a place where every walk becomes a journey through time, offering culture, nature and the beauty of the Mediterranean. Just a few minutes* from the city centre, Cimiez offers the peace and tranquillity of the heights, where elegance is all around.

AN ODE TO NATURAL LIGHT

Inside each apartment, from studio to 5-room duplex, you can feel the elegance even before you fully take it in. Generous volumes reveal a sophisticated architecture.

Entering each room is like taking a deep, soothing breath. Light circulates freely, gliding along the walls, extending into the living room and leading the eye towards the outdoors, always welcoming by nature.

Discreet comfort is everywhere: built-in air conditioning, electric roller shutters with smart home technology, meticulous finishes, high-quality wall coverings - nothing is ostentatious, everything is

just right. The aluminium joinery elegantly frames the landscape,

inviting light to flood in throughout the day.

To complete the experience, allocated parking spaces and private cellars for...