

Nice - New build 2 bedroom apartment with garden, private parking



## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Nice            |
| Department:    | Alpes-Maritimes |
| Bed:           | 2               |
| Bath:          | 2               |
| Floor:         | 62.95 m2        |
| Outside Space: | 40 m2           |



## IN BRIEF

Nice - St Jean D'Angely. New build development. In quiet street, only 21 apartments in 2 buildings. Delivery 4th quarter 2025.

Located on the 3rd floor. A 2 bedroom apartment with terrace. It includes an entrance, the living room opening onto a terrace facing South/East, an open kitchen, shower room, independent toilets, 2 bedrooms, one with access to the terrace.

Sold with underground private parking.

## 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

Take advantage of the assets of the capital of the Côte d'Azur.

In the heart of the city of Nice, discover "L'Angelo", a new residence located in an authentic and sought-after district. In a city that shines on many levels: cultural, sporting, student, economic and tourist, this new address offers many advantages.

A few minutes from the city center, "L'Angelo" takes place in the Saint Jean d'Angély district offering restaurants, cafes, various shops and services. For an ideal family life or for students, the range of schools is wide: Blanche de Castille school-college, University campus, Saint-Jean d'Angély, School of Journalism, leisure and sports facilities, etc.

A residence with a privileged living environment.

In a contemporary architecture, the residence offers modern volumes. Designed to maximize natural light, each apartment is designed to offer the best amenities. The interiors with exceptional and functional living spaces extend outwards. Large terraces and balconies with multiple orientations allow you to enjoy the sunshine of the Mediterranean climate.

### Benefits

The residence offers meticulous services that meet the highest quality standards:

- A virtuous and environmentally friendly residence
- An exclusive, quiet and secure location
- Multiple exposures and beautiful openings favoring luminosity
- Beautiful terraces or balconies and private gardens
- Carefully selected quality materials
- Optimized thermal and acoustic comfort
- Functional, pleasant and green living spaces
- Energy efficient buildings

## LOCAL TAXES

Taxe habitation: EUR

## NOTES