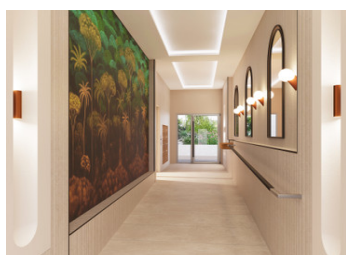


Beaulieu sur Mer. New build, Top floor, 4 bedrooms Duplex apartment, terraces, garage



INFORMATION

Town:	Beaulieu-sur-Mer
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	110 m2
Outside Space:	34 m2



IN BRIEF

Beaulieu sur Mer. Between sea and mountains, this paradise oasis between Nice and Monaco invites you to live to the rhythm of the French Riviera. A central location with shops, restaurants, the Marina and beaches all a short walk away. Nestled behind a historic facade of the end of the 19th century, sublimated and preserved to reveal its prestige.

A luxury and intimate residence for 16 privileged owners.

A rare opportunity to own a superb duplex apartment : the lower level has the entrance, the large living room with an open kitchen and opening onto the large terrace, 1 bedroom, shower room, toilets and laundry room. The upper level has 3 bedrooms with cupboards, 1 bathroom, toilets and a smaller terrace.

Sold with a double garage.

Completion set for 2nd quarter 2026.

From one of the most acclaimed...

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

The residence, made up of 16 apartments, is dedicated to a new lifestyle combining the rare and the exclusive.

From studios to 5-room duplexes, the wide variety of apartments develops the codes of refinement and comfort with well thought-out plans, for all requirements.

They benefit from exceptional ceiling heights of up to 3.50 m, rooms with non-standard surfaces and spaces and generous and convivial kitchen-living rooms.

The apartments offer a fair balance between day rooms and night rooms, to preserve everyone's privacy. From 3 rooms upwards, the master suites have their private bathroom.

The plans optimise brightness by offering a double or triple exposure in some cases and up to four outdoor spaces per apartment, loggia, balcony or terrace. The vast majority of master bedrooms even offer the privilege of having direct access to an outdoor space.

The iconic golden triangle, made up of Saint-Jean-Cap-Ferrat, Villefranche-sur-Mer and Beaulieu-sur-Mer, stands out as one of the legendary places of the Côte d'Azur, just 7 km* from the Principality of Monaco.

Whether you reach it from the open sea or via the Basse Corniche from Nice or Monte-Carlo, wonder presides over an infinity of blues and greens. Its harbours, intimate coves and pinewoods were a land of precious inspiration and creation for Henri Matisse and Jean Cocteau.

This coastal pearl reveals a range of treasures between sea and mountains, which people come from all over the world to explore, in every season, for its light, the mildness of its climate and its lifestyle.

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LOCAL TAXES

Taxe habitation: EUR

NOTES