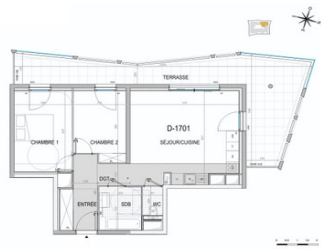


Off-Plan 2 BR Corner Apartment w/ Terrace & Tram Access | Nice West | Delivery 3Q 2025 | Notary Fees offered!



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	60 m ²
Outside Space:	28 m ²

IN BRIEF

Whether you're looking for a smart investment on the Côte d'Azur or a spacious second home by the sea, this 2-bedroom off-plan apartment ticks every box.

Located on the 12th floor of a striking new development near Nice airport, beaches and tram, this corner flat offers a spacious 28m² terrace. The 60m² interior features a bright 25m² living area with open kitchen (not included), a master bedroom, a second bedroom, a bathroom, and WC. Double exposure (South & West) ensures natural light all day.

Optional: Underground parking spot (€27,000).

Completion Q3 2025.

LIMITED OFFER: Notary fees (approx. 3%) covered by the developer! Buying off-plan in France gives

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:

This modern, spacious, and well-located off-plan apartment in Nice West offers a rare opportunity to invest in one of the Côte d'Azur's fastest-developing neighborhoods.

Ideal for families, second-home seekers, or savvy investors, the apartment is part of an innovative residential complex just minutes from the beaches, Nice International Airport, and tram line—which stops directly outside the building.

The 17th-floor position ensures not only privacy but also sunlight from morning till evening. The project is scheduled for completion at the end of Q3 2025.

A limited-time promotional offer allows buyers to benefit from waived notary fees (approx. 3%), making this an even more attractive purchase.

LAYOUT:

The apartment offers a generous 60m² of interior space, intelligently designed for functionality and comfort. The heart of the home is a 25m² living room that opens up to an open-plan kitchen area (kitchen not included in the price). The space is bathed in light thanks to floor-to-ceiling windows and dual exposure to the south and west.

There are two bedrooms, including a master bedroom, a bathroom, and a separate WC. The real highlight is the 28m² wraparound terrace, accessible from every room and perfect for dining, relaxing, or simply enjoying the sea breeze and city views.

Optional extras include a secure underground parking space, available for €27,000 each.

THE AREA:

Nice West is undergoing a dynamic transformation, becoming one of the city's most desirable and strategically positioned districts. Its proximity to the Promenade des Anglais, Nice Côte d'Azur Airport,

LOCAL TAXES

Taxe habitation: EUR

NOTES