

Nice - The Port. New build. Top floor duplex 2 bedroom apartment, terraces. Possibility parking space



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	82 m2
Outside Space:	18 m2

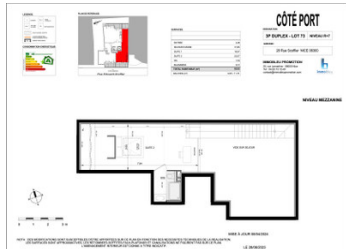


IN BRIEF

Nice - Port area. New build.

Delivery 2nd Quarter 2025.

COTÉ PORT is a contemporary residence offering 24 spacious 2- and 3-room apartments with beautiful terraces, located in a quiet small square just a few minutes from the Port. The features optimize comfort and energy savings, ensuring a lasting investment. Underground parking is available.

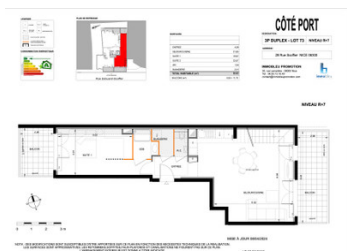


This apartment with double exposure east and west, located on the top floor, includes on the 1st level an entrance, living room with open kitchen opening onto the terrace, 1 en-suite bedroom with a balcony, independent toilets. On the upper level 1 en-suite bedroom with shower and toilets.

Underground parking: 41,000€ to 60,000€ depending on location.

Apartment types range from 2 to 3 rooms.

From €275,500 to €875,000.



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.

DESCRIPTION

As close to the Port Lympia with its new pedestrian developments as to Place Masséna and the Château, this neighborhood offers an ideal location in the city center. Bathed in the scent of the pine forests of Mont Boron, it reflects a highly appreciated way of life. Its streets and squares lined with restaurant terraces and its numerous shops contribute to this inimitable Riviera atmosphere.

The residence enjoys a strategic location just a few hundred meters from the port, near renowned shops and the lively terraces of Place Garibaldi and Place du Pin. Historically a culturally dynamic neighborhood, the eastern part of Nice continues to develop in this direction, as evidenced by the arrival of the Palais des Congrès and the Saint-Jean d'Angely University Hub. The two tramway lines make the port a neighborhood close to everything, connected to the city center in 5 minutes and the airport in 15 minutes.

A stone's throw from Boulevard de Riquier, CÔTÉ PORT opens onto a clear square enjoying residential calm. Its street-facing façades are punctuated with numerous openings and highlighted by long running balconies. From the entrance hall, decorated by an interior designer, the tone is set: CÔTÉ PORT will know how to seduce the most demanding! The amenities of each apartment carefully optimize comfort, security, and energy savings: tiled floors in all rooms, wall tiles, vanity unit and towel warmer in the bathroom, insulating double glazing, electric roller shutters, solid core entrance door with 3-point lock, videophone...

Information...

LOCAL TAXES

Taxe habitation: EUR

NOTES