

Nice - Cimiez. New build. Bright 1 bedroom apartment, balcony



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	38 m2
Outside Space:	5 m2

## IN BRIEF

Nice - Cimiez. New development.  
Delivery 2nd Quarter 2026.

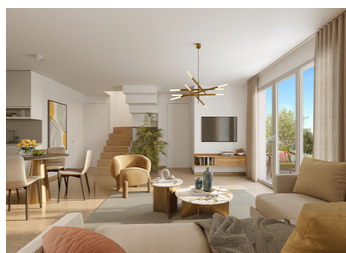
VILLA CYMA integrates charmingly into its environment, offering a simple and elegant architecture. The two small 2-story buildings with duplexes create a human-sized ensemble, reflecting the intimate spirit of the neighborhood.

With only 12 apartments, this residence offers a rare privilege in new constructions!

Bright and featuring meticulous finishes, the apartments are organized around a living area with a living room and open kitchen, and separate sleeping areas.

The fully enclosed residence includes a bicycle storage room and secure underground parking.

The 1st floor apartment includes an entrance, a living room with an open kitchen opening onto the terrace, one bedroom with an adjoining shower room, and a separate toilet.

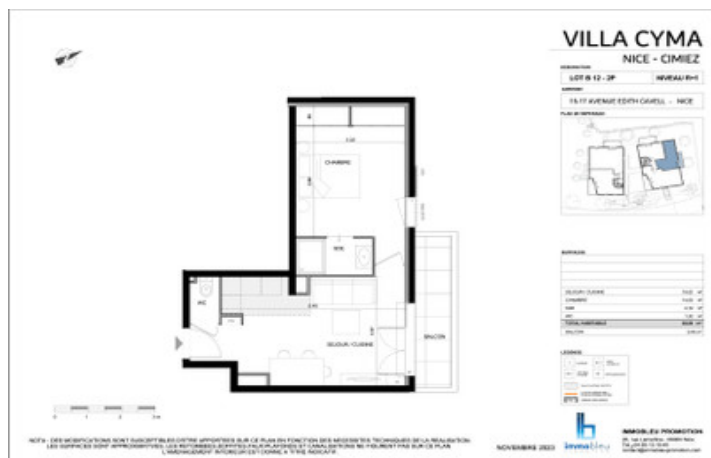


## ENERGY - DPE

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

VILLA CYMA offers apartments ranging from 2 to 5 rooms, including a 4-room duplex and very beautiful private garden-level units.

A beautiful address in a renowned neighborhood... Cimiez.

Cimiez is one of the most iconic neighborhoods in Nice, known for its calm and tranquility, away from the hustle and bustle of the city center. A true architectural gem, besides its cultural heritage, this neighborhood also offers an exceptional quality of life with many amenities and services: schools, local shops, sports facilities...

The architect's word:

"To integrate gently and sensitively into this magnificent Cimiez neighborhood was our guiding principle. The measured volumes, proportions, colors, and materials are inspired by the place. Natural light plays with the multiple orientations of the apartments. Our residence is enhanced by typical gardens with a strong vegetative impact. Everything contributes to perpetuating the art of living well in this high place of the Niçoise hills."

The finishes of the apartments are designed to be demanding in terms of comfort and security for a lasting investment: the layout of living spaces, the quality of materials and equipment, secure access, and the latest regulations in thermal and sound insulation reflect this.

The apartments of VILLA CYMA are equipped with towel warmers, vanity units, stoneware tile flooring, smooth paint, roller shutters, videophone, and more.

Low notary fees !

Availability:

- 4 two-room apartments: €290,000 to €399,000
- 4 three-room apartments: €415,000 to €630,000
- 2 four-room apartments: €750,000 and €870,000
- 1 five-room apartment: €799,000

## LOCAL TAXES

Taxe habitation: EUR

## NOTES