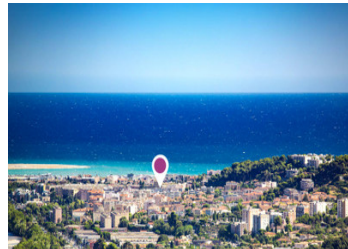
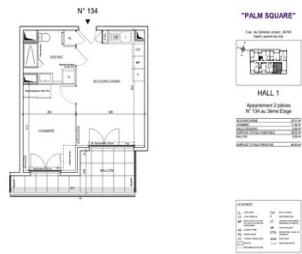


New build 38 m<sup>2</sup> 1-bedroom apartment in Saint Laurent du Var | 3rd floor | 9m balcony | South-facing | D 2027



## INFORMATION

Town:	Saint-Laurent-du-Var
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	38 m <sup>2</sup>
Outside Space:	9 m <sup>2</sup>

## IN BRIEF

Whether you are looking for a profitable rental investment on the French Riviera or a second home to accommodate the whole family, this spacious new one-bedroom apartment could be the ideal option.

Located on the third floor of an innovative building under construction in the booming district of Saint Laurent du Var, this 38 m<sup>2</sup> corner apartment stands out for its beautiful light.

The living room and bedroom have access to the 9 m<sup>2</sup> balcony. You will enjoy a 20 m<sup>2</sup> living room with an open-plan kitchen (to be fitted), 1 bedroom, and a bathroom with a toilet.

An underground parking space is available as an option (€24,000).

Take advantage of FREE NOTARY FEES for a limited time.

## 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 38m<sup>2</sup> two-room apartment, located on the third floor of the Palm Square residence, charms with its brightness and 9m<sup>2</sup> south-facing balcony. A true outdoor relaxation space, perfect for enjoying the Riviera climate.

### Layout:

The apartment is organized around a spacious 20.51 m<sup>2</sup> living room/kitchen, ideal for entertaining and sharing convivial moments. The comfortable and well-proportioned bedroom (11.66 m<sup>2</sup>) opens onto the balcony. The bathroom with toilet is optimized and functional.

### District :

Located in the heart of Saint-Laurent-du-Var, in a rapidly changing neighborhood with green spaces, shops, and services, it combines modernity, comfort, and practicality. The Palm Square residence appeals with its elegant architecture and privileged location, just a stone's throw from amenities and a few minutes from the sea.

Close to shops, services, transportation, and green spaces. The seaside and the Cap 3000 shopping center are just a few minutes away. An ideal location for combining quality of life, urban vitality, and Mediterranean charm.

An ideal property for a first purchase, a pied-à-terre on the French Riviera, or a long-term rental investment.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES