

New build 61 m 2-bedrooms apartment in Saint Laurent du Var | 3rd floor | 13 m balcony | South-facing | 2027



## INFORMATION

Town:	Saint-Laurent-du-Var
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	61 m2
Outside Space:	13 m2

## 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 2-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 61 m<sup>2</sup> corner apartment stands out for its beautiful light.

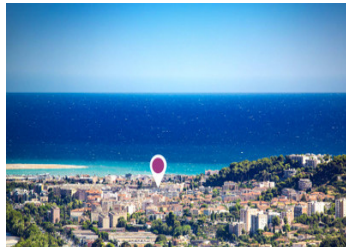
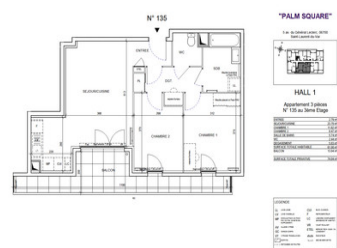
The living room and two bedrooms have access to a 13 m<sup>2</sup> balcony. You will enjoy a 24 m<sup>2</sup> living room with an open-plan kitchen (to be fitted), two bedrooms, a bathroom, and a separate toilet.

An underground parking space is available as an option (€51,000).

Take advantage of NO NOTARY FEES for a limited time.

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.



## ENERGY - DPE

DPE not required.

## DESCRIPTION

### Overview:

This magnificent 3-room apartment with 61m<sup>2</sup> of living space, located on the 3rd floor of the Palm Square residence, charms with its brightness and its 13m<sup>2</sup> south-facing balcony. A true outdoor relaxation area, perfect for enjoying the Riviera climate.

### Layout:

The apartment is organized around a spacious 24m<sup>2</sup> living room/kitchen, ideal for entertaining and sharing convivial moments. Both bedrooms have access to the balcony. The bathroom and toilet are separate.

### Neighborhood:

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 charms 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.

-----

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