

2-bedrooms flat, 70m with large terrace and sea view, in a prestigious residence - Villeneuve-Loubet



INFORMATION

Town:	Villeneuve-Loubet
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	40 m2

IN BRIEF

In the exclusive setting of the Pearl Beach residence in Villeneuve-Loubet, this superb 70.11 m² three-room apartment offers an exceptional living environment.

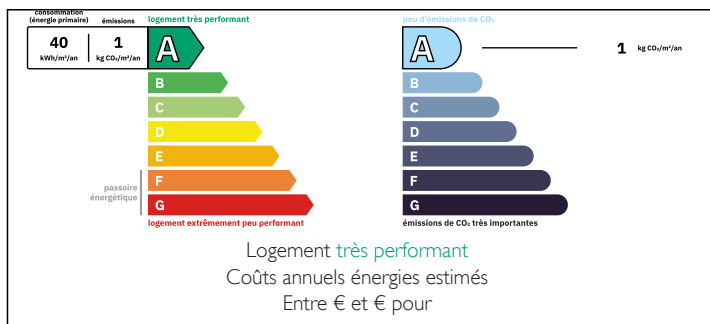
Located on the first floor, it charms with its spacious living room of over 37 m² extended by a 40 m² west-facing terrace, ideal for admiring the sea and enjoying the sunsets. The apartment has two bedrooms, a contemporary bathroom, and an elegantly equipped open kitchen.

Its amenities meet the highest standards: reversible forced-air air conditioning, thermodynamic hot water production, integrated home automation, double glazing, and electric shutters.

The residence, built in 2021, is secure, guarded, and features a panoramic rooftop swimming pool, direct access to the beach, and perfectly maintained

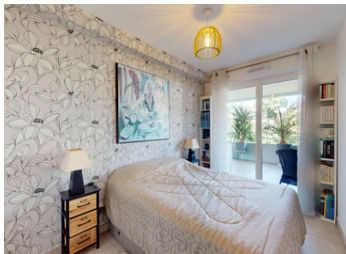


ENERGY - DPE



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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:

Located in the highly sought-after Pearl Beach residence, this contemporary 70.11 m² 2-bedrooms apartment is a rare gem on the French Riviera coastline.

On the first floor, it enjoys a privileged location facing the sea and opens onto a 40 m² terrace, a true outdoor living space. The quality of the materials, the elegance of the design, and the modern amenities make this an exceptional address, meeting the expectations of a discerning clientele seeking comfort and refinement.

Layout:

The apartment offers a fluid and functional layout.

The entrance leads to a spacious 37 m² living room, bathed in light thanks to large bay windows and extended by the terrace. The open, fully equipped kitchen blends discreetly and modernly into the living space.

Two comfortable bedrooms, a refined bathroom, a separate toilet, and practical storage space complete the interior.

High-end amenities—reversible air conditioning, electric shutters, home automation, heat pump—ensure optimal comfort every day in a flat where every detail has been carefully considered.

Neighbourhood:

Ideally located, the flat enjoys a sought-after location in Villeneuve-Loubet, between the seafront and the green hills. Here, everyday life is spent with your feet in the water : the beaches are directly accessible from the residence's gardens, while shops, restaurants, markets, and local services are just a few minutes' walk away.

The location also offers excellent connectivity: the A8 motorway, the train station, and Nice airport are all within easy reach, allowing you to enjoy the

LOCAL TAXES

Taxe foncière: 1418 EUR

Taxe habitation: EUR

NOTES