

New Build: Sun-Drenched 1-Bedroom Apartment with South-Facing Balcony in New Valmer Residence



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Laurent-du-Var
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	42 m ²
Outside Space:	15 m ²

IN BRIEF

Embrace the essence of Riviera living in this sophisticated 42m² one-bedroom apartment within the new Valmer residence, where refined design meets coastal elegance. Bathed in natural southern light, this first-floor apartment features a spacious open-plan living area and contemporary kitchen that opens onto a magnificent 15m² south-facing balcony—perfect for soaking in the Mediterranean sunshine. The comfortable 10.5m² bedroom provides a peaceful retreat, while the modern bathroom showcases premium finishes. Quality amenities include motorized shutters, air conditioning, double-glazed aluminum windows, electric towel warmers, and stylish wall-hung toilets. Residents enjoy exclusive access to a resort-style swimming pool surrounded by fragrant Mediterranean gardens planted with olive, fig, almond, and hazelnut trees. The secure gated building features contemporary architecture inspired by the nearby sea and marina, with elegant curved

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

This stunning 1 bedroom 42m² (452 ft²) apartment with a 15m² (161 ft²) south-facing balcony in the new Valmer residence offers the perfect blend of beachside tranquility and urban convenience in Saint Laurent du Var. This 1st floor apartment features a bright open-plan living area with a contemporary kitchen that flows seamlessly onto a the sizable balcony. Located just 7 minutes on foot from Flots Bleus beach and the bustling marina, this residence places you at the heart of waterfront living with immediate access to seaside restaurants, water activities, and promenades.

Saint Laurent du Var offers the ideal balance of relaxed coastal living and urban sophistication, positioned perfectly between Nice and Antibes on the French Riviera. The area provides outstanding amenities including the renowned Cap 3000 shopping center, diverse culinary experiences, and rich recreational opportunities. The upcoming Tramway 4 line, stopping directly in front of the Valmer residence, will deliver seamless connectivity to Nice city center, the Promenade des Anglais, and surrounding Côte d'Azur destinations, enhancing the property's already exceptional accessibility. Nice Côte d'Azur International Airport is just 5 minutes away by car, making this an ideal location for both permanent residents and those seeking a prestigious holiday home. With delivery scheduled for June 2028, this represents a rare opportunity to invest in new-build luxury in one of the French Riviera's most dynamic coastal communities.

Underground parking is available for an additional cost.

Information about risks to which this property is exposed is available on the...

LOCAL TAXES

Taxe habitation: EUR

NOTES