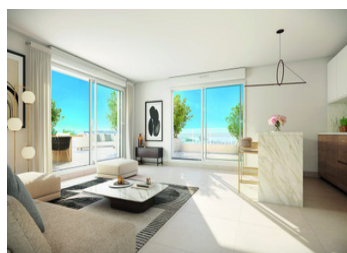


New Build: Bright Studio with Balcony in New Valmer Residence Steps from Saint Laurent du Var Beach



INFORMATION

Town:	Saint-Laurent-du-Var
Department:	Alpes-Maritimes
Bed:	0
Bath:	1
Floor:	28 m2
Outside Space:	7 m2



ENERGY - DPE

DPE not required.

IN BRIEF

Discover coastal living at its finest in this elegantly designed 27m² studio within the new Valmer residence, where modern comfort meets Mediterranean lifestyle. This thoughtfully conceived space features a bright 22.5m² open-plan living area with a contemporary kitchen that flows seamlessly onto a private 7m² north-facing balcony. Located on the 4th floor, this residence benefits from abundant natural light through large bay windows with motorized shutters. The studio showcases high-quality finishes including double-glazed aluminum windows, stylish wall-hung toilets, and air conditioning throughout. Residents enjoy exclusive access to a private swimming pool nestled within lush Mediterranean gardens filled with olive, fig, almond, and hazelnut trees. The secure gated residence features video intercom access, and underground parking is available. With completion scheduled for June 2028, this represents an exceptional opportunity to own a contemporary

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 new-build studio of 27m² (290 ft²) with a 7m² (75 ft²) balcony in the Valmer residence offers the perfect blend of beachside tranquility and urban convenience in sought-after Saint Laurent du Var. This 4th floor apartment features a bright 22.5m² open-plan living area with a contemporary kitchen that flows seamlessly onto a private 7m² north-facing balcony.

The secure gated residence features striking contemporary architecture with flowing curved balconies inspired by the nearby sea, constructed with sustainable materials. Underground parking is available for an additional cost.

Positioned just 7 minutes on foot from the beautiful Flots Bleus beach and moments from the vibrant marina, you'll enjoy immediate access to waterfront dining, water sports, and coastal promenades. Saint Laurent du Var, ideally situated between Nice and Antibes, is one of the French Riviera's most dynamic coastal communities, offering exceptional quality of life with its seamless blend of Mediterranean charm and modern amenities. The neighborhood boasts the prestigious Cap 3000 shopping mall nearby, diverse dining establishments, and abundant leisure activities. The forthcoming Tramway 4 line, which will stop directly in front of the Valmer residence, will provide effortless connections to Nice city center, surrounding communities, and key destinations throughout the region, making this an exceptionally well-connected address. The property is conveniently located just 5 minutes by car from Nice Côte d'Azur International Airport, ensuring seamless travel for residents and guests alike. This represents an outstanding opportunity to secure a contemporary home in one of the Côte...

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