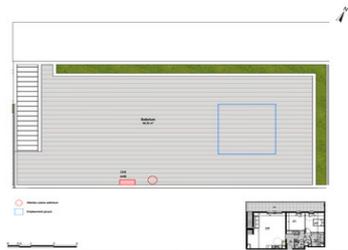


Beautiful 2-bedrooms rooftop apartment measuring 85 m with a terrace and solarium, Nice Liberation - NEW



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	85 m ²
Outside Space:	90 m ²

IN BRIEF

In the heart of the iconic Libération – Gare du Sud neighborhood, discover this magnificent new 2-bedroom apartment located on the 6th floor of a contemporary off-plan development. With a generous surface area of 85 m², it enjoys northern exposure.

The living area consists of a large 43 m² living room with open kitchen, extended by a large 24.5 m² terrace, a true open-air room ideal for entertaining or relaxing with its 66 m² solarium.

The sleeping area offers 2 comfortable bedrooms, a laundry room, a bathroom with toilet, and a separate toilet.

The amenities have been designed to combine comfort, energy efficiency, and well-being: large-format tiling, centralized electric shutters, double glazing, heat pump with cooling, fiber optics, enhanced security, and pre-equipment for electric

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

Located in a new luxury development, this 2-bedroom apartment is appealing for its spaciousness, brightness, and exceptional 25 m² terrace. Located on the sixth floor, it enjoys northern exposure and an optimized layout, offering a rare quality of life in the heart of Nice.

Layout

The apartment has 85.5 m² of living space and is centered around a large living room with an open kitchen measuring 43 m², providing direct access to the terrace. The sleeping area comprises 2 bedrooms, a bathroom with toilet, and a separate toilet.

The amenities are modern and well-maintained: 60×60 tile flooring, fully equipped bathrooms, electric shutters, double glazing, heat pump, communal hot water, and enhanced security.

The neighborhood

The Libération – Gare du Sud neighborhood is one of the liveliest and most sought-after in Nice. Surrounding the legendary renovated market hall, it offers a friendly and authentic urban lifestyle, with its iconic market, shops, restaurants, and schools.

The T1 tram line is just a minute away, taking you to the beaches in 10 minutes, the airport in 35 minutes, and the A8 motorway in just a few moments. An ideal central location, combining dynamism, accessibility, and quality of life.

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