

Beautiful 4-bedrooms apartment, 139m² with a large terrace and triple exposure in Nice Gare du Sud - NEW



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	139 m ²
Outside Space:	78 m ²



IN BRIEF

In the heart of the iconic Libération – Gare du Sud neighborhood, discover this magnificent new 4-bedroom apartment located on the 4th floor of a contemporary off-plan development. With a generous surface area of 1,500 sq ft, it benefits from triple exposure offering remarkable light throughout the day.

The living space consists of a large living room with an open kitchen measuring 49 m², extended by a spectacular 69 m² terrace, a true open-air room ideal for entertaining or relaxing. The sleeping area offers a master suite with a shower room and closet, three comfortable bedrooms, a bathroom, a shower room 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,

ENERGY - DPE

DPE not required.

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 4-bedrooms apartment is appealing for its spaciousness, brightness, and exceptional 69 m² terrace. Located on the fourth floor, it benefits from triple exposure and an optimized layout, offering a rare quality of life in the heart of Nice.

Layout

The apartment has 139m² of living space and is centered around a large living room with an open kitchen measuring 49m², providing direct access to the terrace. The sleeping area includes a master suite with a shower room and storage space, three additional bedrooms, a bathroom, a second shower room with a 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