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## 2 bedroom New Build in Alpes-Maritimes

Nice , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



**€510,000**

inc. of agency fees

2 Beds

73 sqm

An Exceptional Location In The Heart Of Nice Discover The New Residence In The Center Of Nice, Ideally Located In A Strategic Location...

### At a Glance

**Reference** MFH-  
PROAN2939397

**Bed** 2

**Near to** Nice

**Pool** No

**Price** €510,000

**Hab.Space** 73 sqm

**Land Tax** N/A

### Property Description

## AN EXCEPTIONAL LOCATION IN THE HEART OF NICE

Discover the new residence in the center of Nice, ideally located in a strategic location that combines calm and proximity with urban dynamism. Nestled in a peaceful residential street, this residence benefits from easy access to the city center, shops, the port district, and public transport. The future extension of the Coulée Verte, which will extend the Promenade du Paillon, adds even more value to this exceptional living environment. The new residence in the popular Cimiez district is a true haven of tranquility while being at the heart of the excitement of Nice.

## A CONTEMPORARY AND ELEGANT ARCHITECTURE

With its modern and refined architectural style, the new residence in the center of Nice is made up of two separate buildings that fit perfectly into the residential environment of the city. The southwest orientation of the buildings guarantees optimal sunshine throughout the day, offering its residents exceptional natural light. The new residence in Cimiez stands out for its contemporary design, both elegant and functional, designed to meet the expectations of the most demanding.

## SPACIOUS AND BRIGHT APARTMENTS

The apartments in the new residence in the center of Nice, ranging from 2 to 4 rooms, are designed to offer optimal living comfort. Each accommodation is air-conditioned and benefits from high-quality services, with well-designed spaces and plenty of light. The large outdoor spaces, such as generous terraces and rooftops for some apartments, pleasantly extend each accommodation. In the new residence in Cimiez, residents will be able to enjoy a sunny life and a peaceful setting while being close to all amenities.

## MODERN SERVICES FOR OPTIMAL COMFORT

The new residence in the center of Nice is equipped with modern equipment for daily comfort. Each apartment has its own parking space in a secure car park, equipped with a car lift. In addition, some accommodations are equipped with a cellar, thus offering additional

storage solutions. The new residence of Cimiez perfectly combines modernity and functionality, offering its residents an exceptional quality of life in a unique setting.

Choose a modern home, ideally located, where every detail has been designed to combine comfort, elegance and practicality.

### New construction advantages

All new maintenance-free constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient construction RT2020, capital gain after delivery, and optional layout and finishing adjustments when you reserve on time.

A French notary supervises the purchase, and you have our guidance until delivery. We present different sizes to each new construction project to give you an idea of the price range. Contact us to get the project brochure and to learn about the latest availability!

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Price	€510,000

### Key Information

Internal Area:	73 sqm
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**Location: Provence-Alpes-Cote d'Azur**



## Gallery



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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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