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## 2 bedroom New Build in Alpes-Maritimes

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



**€667,000**

inc. of agency fees

2 Beds

65 sqm

New Housing Program In Nice  
Ouest - Living In The Eco-  
district Discover Your Luxury  
Residence In An Innovative And  
Eco-responsible...

### At a Glance

**Reference** MFH-  
PROAN3066886

**Bed** 2

**Near to** Nice

**Pool** No

**Price** €667,000

**Hab.Space** 65 sqm

**Land Tax** N/A

### Property Description

## New housing program in Nice Ouest - Living in the Eco-district

### DISCOVER YOUR LUXURY RESIDENCE IN AN INNOVATIVE AND ECO-RESPONSIBLE ENVIRONMENT

In Nice Ouest, our new housing program is part of the city's booming eco-district. The futuristic architecture of the residence, designed by renowned architect Sou Fujimoto, evokes elegance and sustainability. The residence, rising over seventeen floors, overlooks the Place Métropolitaine, the shops and the tramway station.

### LUXURY APARTMENTS

We offer you 2 to 4 room apartments, with high-end services, large terraces and sublime panoramas. Whether you are looking for a view of the Plaine du Var, Nice or the Mediterranean Sea, our residence has everything to delight you.

### ECOLOGICAL COMMITMENT

Sustainability is at the heart of our project. We strive to exceed energy performance standards and significantly reduce the carbon impact of our buildings. Our residence meets the strictest environmental standards to offer you a sustainable property.

### A STRATEGIC LOCATION

Located in the heart of the Nice Éco-Vallée technology park, our residence is ideally located. Tram line 3, with a Méridia stop at the foot of the residence, offers you excellent mobility. Many local shops and services are also at your feet, as well as direct access to major roads such as the A8 and the RM 6202.

### APARTMENTS BETWEEN SKY AND SEA

Our 2 to 4-room apartments are designed to offer you a life between sky and sea. You will benefit from a fitness room and a large shared terrace of 150 m<sup>2</sup> which opens onto the Place Métropolitaine and the Cours Méridia. Our high-end services include bioclimatic design, a

selection of noble materials and connected home automation equipment.

#### A CONNECTED ADDRESS

Our central location gives you direct access to major roads, Nice Côte d'Azur airport in just 10 minutes by tram, the beaches 10 minutes by car, and the center and Nice train station in 15 minutes by tram. Come and experience a luxurious, modern and eco-responsible living environment in Nice West.

#### 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	€667,000

### Key Information

Internal Area:	65 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**.

To see more great properties like this one, visit our daily updated website at **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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