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2 bedroom New Build in Alpes-Maritimes

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



€440,000

inc. of agency fees

2 Beds

63 sqm

A Contemporary Residence That Redesigns Its Neighborhood
Welcome To Our New Real Estate Development In The Heart Of Nice's Riquier...

At a Glance

Reference MFH-
PROAN3338258

Bed 2

Near to Nice

Pool No

Price €440,000

Hab.Space 63 sqm

Land Tax N/A

Property Description

A CONTEMPORARY RESIDENCE THAT REDESIGNS ITS NEIGHBORHOOD

Welcome to our new real estate development in the heart of Nice's Riquier district, just a stone's throw from the Port! You'll find functional studios and one-bedroom apartments, perfect for student living or as a pied-à-terre. It also offers two- and three-bedroom apartments for an active and fulfilling family life, with a clearly defined separation between the living and sleeping areas.

BRIGHT AND FUNCTIONAL SPACES

One of the rare advantages of a city center is that all living rooms and most bedrooms open onto beautiful balconies or loggias, thus preserving your privacy. The large bay windows and sometimes dual exposures guarantee exceptional light throughout the day. For cycling enthusiasts, the ground-floor bicycle storage rooms are equipped with a repair shop and an inflation station to facilitate residents' daily life.

THE PRIVILEGE OF THE TOP FLOOR

On the top floor, discover the privilege of beautiful 3- and 4-room duplex apartments, featuring remarkable 3-meter ceiling heights and a master bedroom with a private bathroom. The interior is meticulously designed with high-quality finishes for a peaceful and comfortable life.

A COMMITMENT TO THE ENVIRONMENT

The new Riquier residence is eligible for the PINEL and PTZ (Zero-Rate Loan) schemes. It meets energy standards with requirements 20% higher than the RT 2012 Thermal Regulations and will be certified NF Habitat HQE (High Environmental Quality).

THE CITY OF NICE - A JEWEL OF THE FRENCH RIVIERA

Nice, the jewel of the French Riviera, shines in a thousand facets with its mild and sunny climate year-round. Its major projects, such as the future Grand Arénas business district, Nice Méridia, and the future major exhibition center, promise an ever-brighter future for the

economic capital of the Côte d'Azur.

RIQUIER - AN IDEAL CITY CENTER LOCATION

Located in the heart of the Riquier district, this new Nice residence offers an ideal location for easy city-center living. Just a stone's throw away, you can stroll to Port Lympia, the lively Place du Pin, and the pedestrianized Promenade des Arts. Its immediate proximity to the large TNL shopping center, the tramway stations on Avenue de la République, the port, Riquier train station, and the major Saint-Jean-d'Angély university center enhance its unique appeal. Nice is a unique city with an exceptional quality of life!

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	€440,000

Key Information

Internal Area:	63 sqm
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Location: Provence-Alpes-Cote d'Azur



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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.

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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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