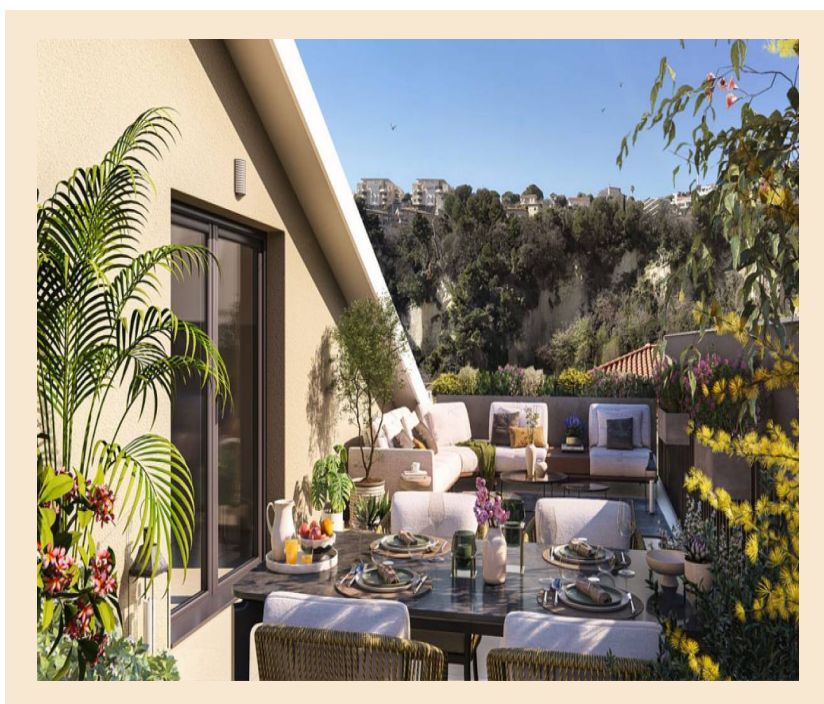


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2 bedroom New Build in Alpes-Maritimes

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



€455,000

inc. of agency fees

2 Beds

68 sqm

Located In A Quiet, Leafy Residential Environment, This New Development Benefits From A Prime Location In The Immediate Vicinity Of...

At a Glance

Reference MFH-
PROAN3392682

Bed 2

Near to Nice

Pool No

Price €455,000

Hab.Space 68 sqm

Land Tax N/A

Property Description

Located in a quiet, leafy residential environment, this new development benefits from a prime location in the immediate vicinity of Nice city center. It is part of a lively and well-connected neighborhood, with all amenities within easy reach: shops, schools, public transportation, and green spaces. The rapidly developing Saint-Sylvestre area offers a true quality of life between city and nature. It is a sought-after location for both living and long-term investment. The address, on Avenue Cyrille Besset, reinforces the project's appeal.

The new NICE CENTRE CYRIL BESSET development features contemporary architecture with clean lines, combined with a design focused on environmental performance. The 12 apartments, ranging from 2 to 4 rooms, offer bright spaces extended by generous terraces. The amenities are designed to ensure comfort, functionality, and energy efficiency in accordance with the RE 2020 standard. A few duplex penthouses complete the offering with outdoor-facing living spaces. Secure underground parking is provided.

The proximity of the Libération district, known for its friendly, commercial atmosphere, reinforces the appeal of this location. The market, tram lines, train station, and major highways are easily accessible, facilitating all daily travel. This new NICE CENTRE CYRIL BESSET development combines urban life with tranquility, with numerous sports and cultural facilities nearby. The Parc du Ray and Villa Arson contribute to the local appeal. The entire area is benefiting from positive momentum.

Designed for clients seeking a balanced lifestyle, this human-scale project represents a rare opportunity in a rapidly revitalizing area. It is aimed at both first-time buyers and investors looking to enhance the value of their real estate assets on the Côte d'Azur. The immediate environment, accessibility, and architectural quality make it a coherent property in a heritage-oriented approach. Through this new NICE CENTRE CYRIL BESSET development, the emphasis is on sustainability and the simplicity of a pleasant daily life in the heart of the city.

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	€455,000

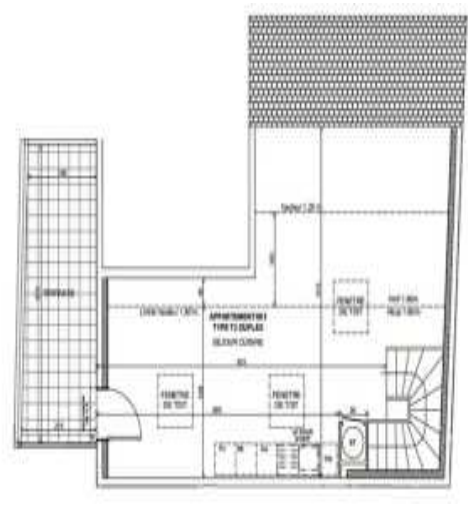
Key Information

Internal Area:	68 sqm
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Location: Provence-Alpes-Cote d'Azur



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C. BAUER – Sunday Times

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S. and L. BROWN



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