

## VILLA ARIANE - La Rousse - New 3-Room Flat

For sale

Sole agent

6 900 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>Building</i> <b>Villa Ariane</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>129,35 m<sup>2</sup></b>	<i>Terrace area</i> <b>41,26 m<sup>2</sup></b>	<i>Total area</i> <b>170,61 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Condition</i> <b>New</b>	<i>View</i> <b>Unobstructed view</b>	<i>Ref.</i> <b>HP-VVA22</b>

La Rousse/Saint Roman, an elegant 12-storey building to be delivered in 2026, with one entrance on the Boulevard d'Italie and the other behind the Boulevard du Larvotto.

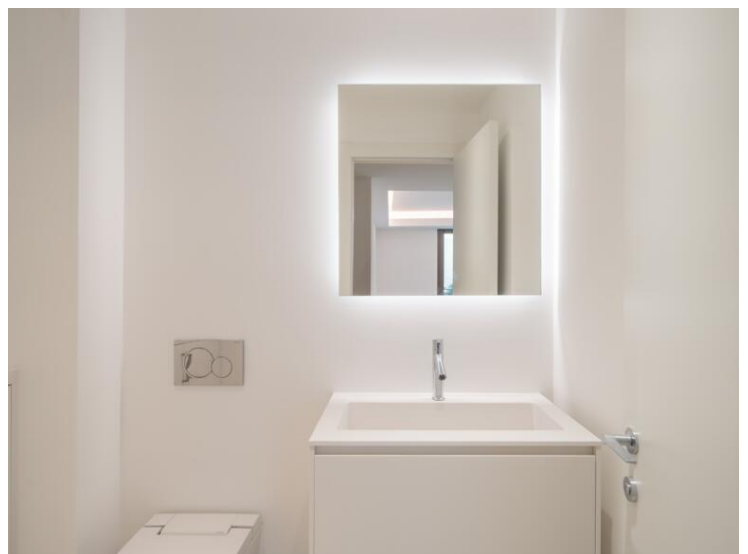
Located on the 2nd floor, this 3-room apartment with luxury finishes enjoys 129.35 sqm of living space and a 41.26 sqm terrace.

It is composed of: an entrance hall, a living room with a dining area and a terrace, a fitted kitchen, a master bedroom with dressing room and en-suite bathroom, a bedroom with en-suite shower room, a guest toilet.

Completion scheduled for 2025/2026.

Reduced notary fees of 2.5%.



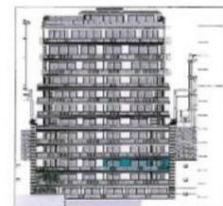




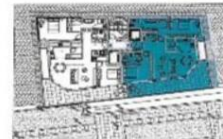


**OPERATION "VILLA ARIANE"**  
16, Boulevard d'Italie  
LOT N°19

**APPARTEMENT N°202**  
3 pièces de 170.61 m<sup>2</sup>  
Surface intérieure : 129.35 m<sup>2</sup>  
Balcon / Terrasse : 41.26 m<sup>2</sup>  
Etage : R+2



PLAN DE SITUATION



PLAN DE REPERAGE

