



## New development - Villas Nice

For sale

1 950 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>City</i> <b>Nice</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>232 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Cellar</i> <b>1</b>	<i>Box</i> <b>2</b>
<i>Condition</i> <b>New</b>	<i>Ref.</i> <b>EIPSTM</b>

Nice, a large metropolis situated between the sea and the mountains at the southeastern tip of France, is known mainly for offering a paradisiacal rest setting to the many tourists who flock there, summer and winter. This capital of the Alpes-Maritimes department, bordered by the Mediterranean, is not limited to the Promenade des Anglais. A university and several business centres ensure the vitality of a very dynamic and particularly young employment area. Nice Côte d'Azur Airport, located opposite the beach, makes the city particularly easy to access from the outside.

We offer in co-exclusivity the sale of 2 contemporary sea view villas located in the Sainte Marguerite district. Built in R+3 and bringing together all the qualities of services in RT 2012, it develops on about 160 m<sup>2</sup>, on the ground floor will be housed garage, cellar and storage, on the R+1 a large living room of 61 m<sup>2</sup> opening onto its



[MonteCarlo-RealEstate.com](https://www.MonteCarlo-RealEstate.com)

Page  
**1/3**

Ref. : EIPSTM

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

terrace and swimming pool of 12m<sup>2</sup>, on the R+2, 3 bedrooms with bathrooms and on the R+3, A master bed room of 41m<sup>2</sup> with terrace. Elevator, ducted air conditioning, aluminum joinery complete the services of these 2 beautiful Californian style villas. Reduced notary fees.

Delivery last trimester 2025



