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NICE IMMEUBLE NEUF 4 LOTS 2 DUPLEX JARDIN VUE MER + DEUX 2 PIECES JARDIN

New construction — Sole agent — 2 500 000 €

Product type **Apartment**	*Num rooms* **12**	*City* **Nice**	*Country* **France**
Living area **276 m²**	*Garden area* **300 m²**	*Bedrooms* **8**	*Parkings* **6**
Floor **3**	*Annual costs* **2 500 €**	*Condition* **New**	*View* **SEA AND OPEN CITY**
Release date **To be determined**	*Ref.* **NRFCaroubier**		

REAL ESTATE PROJECT – 4 APARTMENTS – GARDENS – SWIMMING POOL – SEA VIEW Located on Avenue du Caroubier in Nice, at the end of a cul-de-sac, this new real estate project benefits from a particularly quiet residential location while remaining close to the city center. Located in a dominant position, the property benefits from a privileged environment with an unobstructed view to the sea. The project was deliberately designed on a human scale: only 4 apartments, divided between two 2-room apartments and two duplex apartments, each with their own private garden of about 80 m². This configuration gives it more the spirit of a private house or a small private mansion than that of a traditional residence. THE TWO 2-ROOM APARTMENTS WITH GARDEN The two 2-room apartments each have a private garden of about 80 m². They offer a functional and contemporary distribution, with beautiful outdoor spaces allowing you to take full advantage of the calm and the environment. Each apartment also benefits from elevator access from the basement, secured by a beeping system allowing owners to access their level directly. Price €385,000 for the 2-room apartment on the north side. Price €385,000 for the 2-room apartment on the south side. Parking in the basement: €30,000 in addition. THE TWO DUPLEXES WITH GARDEN On the upper levels, the project offers two duplex apartments

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of approximately 92 m², designed as real family apartments. Each duplex also benefits from its own private garden of approximately 80 m², providing a real additional outdoor living space. Their two-level design makes it possible to distinguish the living and sleeping areas, while benefiting from a beautiful opening to the outside and an unobstructed view towards the sea. The duplexes also have secure access by elevator, directly from the basement thanks to a private beep. Price: €785,000 per duplex. Each duplex has two parking spaces in the basement.

A RESIDENCE OF ONLY 4 APARTMENTS The entire project has been designed around a simple principle: few residents, calm, private outdoor spaces and luxury services. A communal swimming pool is planned for the four apartments, with an outdoor space designed to preserve the confidential spirit of the place. Access to the different levels is by elevator from the basement, with a beeping system allowing residents to go directly to their apartment.

COMPOSITION OF THE PROJECT 2 2-room apartments Private garden of approximately 80 m² each 1 parking space in the basement per apartment Price from €385,000 Parking: €30,000 in addition 2 duplex apartments Approximately 92 m² each Private garden of approximately 80 m² each Unobstructed view to the sea 2 parking spaces in the basement per duplex Price: 785 000 € per duplex Common areas Swimming pool reserved for residents Elevator serving the different levels Secure access by beep Parking in the basement Only 4 apartments

HIGHLIGHTS New and confidential real estate project Only 4 apartments A private garden of about 80 m² for each apartment Two 2-room apartments Two large duplex apartments of about 92 m² Communal swimming pool Sea view Elevator from the basement Secure access by beep Private parking Residential and particularly quiet environment Location at the end of a cul-de-sac Proximity to the city center of Nice

REAL ESTATE COMPLEX: 2 500.000 € A rare opportunity to acquire the entirety of a small new real estate complex in Nice, Composed of only four apartments, each with its own private garden, with communal swimming pool, underground parking and sea view. A property particularly suitable for a patrimonial, family or rental investment, offering the rare advantage of owning the entirety of a small new residence of only four apartments.





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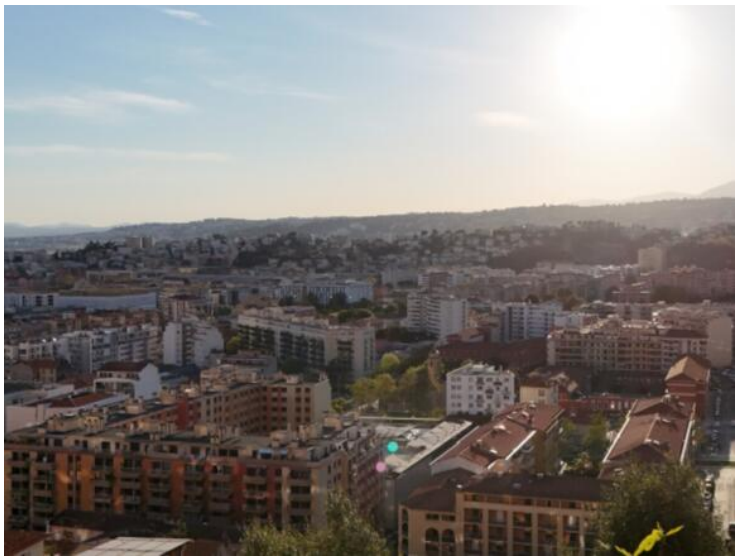
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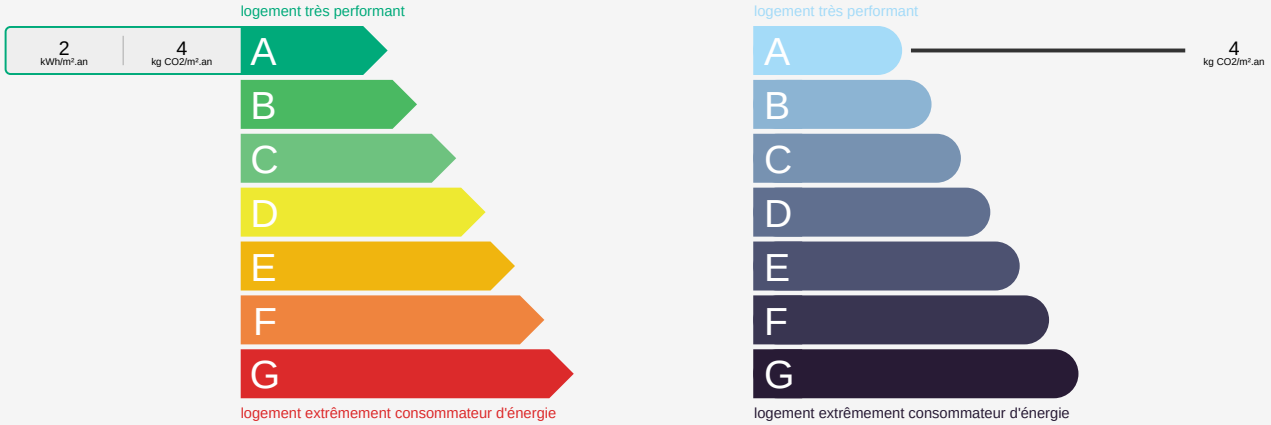




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