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|------------------------------|-----------------------------|-------------------------|--------------------|
| Lot №: | 3302-2207 | Type: | Sale - Apartments |
| Location: | France - Cote d'Azur - Nice | Area: | 64 m ² |
| Bedrooms: | 2 | Bathrooms: | 1 |
| Renovation: | HOBEO | Balconies: | 1 |
| Terraces: | 1 | Floor: | 6 |
| Number of floors: | 7 | Heating: | Autonomous heating |
| Year of construction: | 2024 | Distance to sea: | 1.5 km |
| Distance to airport: | 8 km | | |

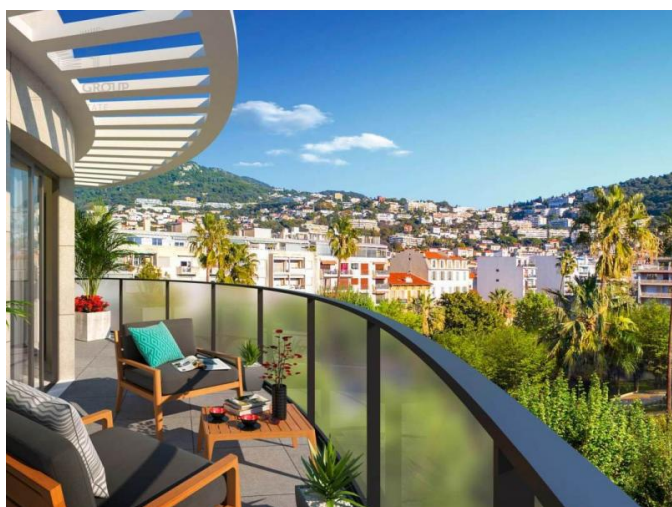
Property features:

| | | | |
|-----------|--------------|----------|------------------|
| Balcony | Parking | Internet | Air conditioning |
| Elevator | Parking | Park | Parking |
| Signaling | Satellite TV | Terrace | |

Description:

A new address is taking shape in the heart of Nice, as lively as it is inspiring!
Discover your Signature residence, a rare address in the heart of the city in the authentic district of Riquier and the Port of Nice.
Ranging from studios to 4-room duplexes, the apartments are open to an outdoor space benefiting from a very beautiful light thanks to large bay windows. For a life of today, they will also be connected thanks to the SMARTHAB system in order to be able to manage their roller shutters and heating remotely.
All studios are equipped with a fitted kitchen including extractor hood, 2-burner hot plate and table top fridge!
A rare privilege in town, the apartments on the east side offer beautiful unobstructed views of the tree-lined Square Normandie Niemen and the hill of Fort du Mont Alban.
An ideal location with a Vélo Bleu station in front of the residence, 3 minutes' walk from the bus stop line 03-37, 300 m from the tram and 400 m from the SNCF station.
With respect for the most demanding standards, all the apartments will benefit from thermal insulation RT 2012 and NF HABITAT quality certification.
The Capital of the Côte d'Azur brightens up your future!

395 000 € — 750 000 €







17 Rue De Coudré - 06300 NICE

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|----------------------|----------------|-----------------|---------------|
| LOT 602 DUPLEX | SURFACES | | NIVEAU R+6 |
| | APPARTENANCE | 75,50 m² | |
| | SURFACE ANNEXE | 6,45 m² | |
| | TVA | 3 pièces | |
| | DATE | 29 septembre 20 | |

