COLDWELL BANKER
EUROPA REALTY

Apartment Nice 100 m²



SALE PRICE : 790 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

OFF-PLAN INVESTMENT – STAGGERED PAYMENT SCHEDULE – STATUTORY INSURANCE AND BANK GUARANTEES INCLUDED

Discover this magnificent duplex apartment—offering approximately 100 m² of new living space—within "Villa Caroubier," a high-end new development currently under construction in Nice city center. Designed as a charming, intimate residence typical of the local style, the property boasts unobstructed views of the city and the sea, along with exceptional outdoor areas.

Spanning two levels (first and second floors), this high-quality home impresses with its contemporary design and optimized layout. It features a pleasant living area of nearly 30 m² extending into a separate, fully fitted kitchen, as well as three bedrooms and two well-appointed bathrooms (one with a bathtub, one with a shower; both include toilets), making it an ideal choice for either a primary residence or a holiday home.

With a triple aspect (East, West, and North), the apartment enjoys abundant natural light throughout the day. A balcony of approximately 6 m² on one side and a garden of around 40 m² on the other complement the living areas, allowing residents to fully enjoy the Mediterranean climate in a quiet, private setting free from overlooking neighbors.

This intimate residence, comprising just four units, offers premium amenities, including a 22 m² swimming pool, indoor parking, a bicycle and stroller storage room, and landscaped grounds. It also features facilities meeting the latest construction standards, such as electric vehicle charging stations, automatic irrigation, and outdoor lighting.

Ideally located just minutes from Nice's city center, the TGV train station, the port, shops, and public transport, this duplex offers a rare opportunity to purchase a new property combining modern comfort, a prime location, and a high quality of life.

Co-ownership charges: approximately €200 per quarter.
Reduced notary fees for buyers.
Option to purchase one or two secure, private ground-floor parking spaces at an additional cost (€30,000 each, agency fees included).

Building permit obtained.
Detailed specifications available upon request.
Construction start date: Between this coming September and November.
Estimated completion and delivery date: Last quarter of 2027.

Contact me soon to visit the site of this magnificent property and choose your future apartment on the French Riviera; there are only four units available.

Agency fees payable by the seller.
Information regarding the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

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FEATURES

Property type:	Apartment	Area:	100.0 m²	Elevator:	Oui
Number of units:	10	Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

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