

269 000 €

Contact agency

Aequalis Immobilier

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For sale apartment

2 rooms

Surface : 41 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Year of construction : 2026

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : NEW

Standing : residential

Building condition : NEW

Features :

lift, double glazing, gated, armored door, residential, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel



## Apartment Saint-Laurent-du-Var

Saint-Laurent-Du-Var, Square Benes sector, this new program is made up of a set of buildings and rooftop villas (55 housing lots in total) with different architectural styles, playing on volumes and Heights. Located in the heart of Saint-Laurent-du-Var, this 105m2 semi-detached co-ownership and duplex villa stands out for its innovative architecture. The property is composed on the R+1 level (second floor equivalent) of a living room with kitchen of 42.41m2, a bathroom, a laundry room as well as an independent hanging toilet. On the upper level R+2, there are 3 bedrooms of 16, 12 and 11 m2 respectively, a second bathroom, a second independent suspended toilet and an office space of 5m2. 72mm dividing wall, electric roller shutters in all rooms with central locking, aluminum joinery for the living room/kitchen, reversible heating system. Two terraces of 19m2 on level R+1 and 14m2 on level R+2. Parking spaces available in the basement in addition. Possibility of boxing them for an additional 2500 euros. Each building, with its green roofs and facades decorated with planters, offers a balance between city and nature. The spacious terraces, decorated with planters and protected by sunshades, offer a gentle transition between inside and outside. On foot, enjoy the proximity of shops, the Cap 3000 shopping center, and schools. Amenities are there: SNCF train station 4 minutes away, beach 7 minutes away and Nice Côte

