

1 788 000 €

**Contact agency**

**Aequalis Immobilier**

843 avenue du général de gaulle

06700 Saint-Laurent-du-Var

+33 (0)4 93 07 13 47 / info@aequalis-immobilier.com

**For sale apartment**

**4 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 65 m<sup>2</sup>**

**Year of construction : 2026**

**Exposition : Sud**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : NEW**

**Standing : luxury**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, POOL

3 bedroom

2 terraces

1 bathroom

1 shower

3 WC

4 parkings

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## Apartment 1855 Saint-Laurent-du-Var

In the heart of the Baie des Anges, this new address in Saint-Laurent-du-Var is ideal for enriching your rental offer as well as for making an exceptional heritage investment. A 10-minute walk from the beach, the marina, the seafront restaurants and the shops of Cap 3000, you can be sure to choose the best choice. The proximity of the station, the future tramway and the A8 offers a perfect connection to the large employment areas which make Nice Métropole stand out. The Arénas business center and the airport are just 4 minutes\* away, the Sophia Antipolis technology park 18 minutes\* away. Eligible for the Pinel system (zone A), the project allows you to optimize your taxes for 6, 9 or 12 years, and ultimately benefit from a beautiful second home.

**Fees and charges :**

Annual current expenses 5 712 €

Well condominium

175 lots in the condominium 1 788 000 € fees included

