

746 000 €

Contact agency

Aequalis Immobilier

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For sale villa

5 rooms

Surface : 117 m<sup>2</sup>

Surface of the living : 52 m<sup>2</sup>

Surface of the land : 18 m<sup>2</sup>

Year of construction : 2026

Exposition : Ouest

View : Citadine

Hot water : Thermodynamique

Inner condition : NEW

External condition : NEW

Features :

Bedroom on ground floor, double glazing, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel



### Villa 1889 Saint-Laurent-du-Var

On the outskirts of Nice, Cœur Aurièlia embodies the renewal of the city center. Located in the heart of Saint-Laurent-du-Var, a charming seaside resort, this real estate program benefits from an exceptional location. Between tradition and modernity, between sea and mountains, the city reveals its attractions: a pleasant port, water activities along its beaches, and dynamic city life. Cœur Aurièlia stands out for its innovative architecture. Each building, with its green roofs and facades decorated with planters, offers a balance between city and nature. Crossing apartments, from 2 to 4 room duplexes, guarantee brightness and privacy. 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 d'Azur airport 10 minutes away. Living in Cœur Aurièlia means combining the charm of the city center with the serenity of a harmonious and well-designed living space. A new life dynamic awaits you. Don't wait any longer to make an appointment and obtain more information from one of our advisors at 06.66.25.71.66.

Fees and charges :

Annual current expenses 2 808 €

Wellcondemium

