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## New Luxury Residence - Nice Lower Cimiez

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €1,800,000

inc. of agency fees

3 Beds

104.85 sqm

Co-exclusivity Located in the sought-after lower Cimiez district, at the heart of Nice, this exceptional property offers a tranquil,...

### At a Glance

**Reference** MFH-PROHWNC85569080  
**Bed** 3

**Near to** Nice  
**Pool** No

**Price** €1,800,000  
**Hab.Space** 104.85 sqm  
**Land Tax** N/A

### Property Description

Co-exclusivity

Located in the sought-after lower Cimiez district, at the heart of Nice, this exceptional property offers a tranquil, green, and historic living environment. L'Intemporelle consists of 12 exclusive apartments/villas,

ranging from studio to 4-bedroom units, each with private terraces and gardens.

This 4-room apartment offers a large living area, with an entrance hall, a spacious living room with kitchen, three bedrooms, one of which has a dressing room, three bathrooms and a toilet. The apartment also benefits from two terraces facing south and east.

The residences, finished to the highest standards, feature spacious living areas, open-plan kitchens, and master bedrooms with en-suite bathrooms. With high-quality materials and finishes, including ceramic tiles and built-in wardrobes, these homes provide unique comfort.

Modern conveniences include smart home technology, installed air conditioning, and the option to add a jacuzzi on your terrace or in your garden. The property adheres to the strict RT 2012 regulations, ensuring high energy efficiency and eco-friendly solutions, such as thermodynamic water heaters.

In this peaceful, exclusive neighborhood, you'll be just moments away from shops on Rue Lépante, the Nice Étoile shopping center, as well as schools and public transport. The apartments also offer garage parking and basement storage.

Move-in for this luxurious property is expected by Q4 2025. A rare opportunity to live in the heart of Nice, combining tranquility with close proximity to all the city's amenities.

Come discover this exceptional property!

## Summary

Property type: Apartment  
Bedrooms: 3  
Price: €1,800,000

## Key Information

Year Built: 2025  
Internal Area: 104.85 sqm  
Property Features:

- Air-conditioning

Has Air Conditioning? Yes

## Location: Provence-Alpes-Cote-d'Azur



# Gallery





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**C. BAUER – Sunday Times**

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