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## Villeneuve Loubet New Apartments With Pool, Close To The Beaches

Villeneuve Loubet , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



# €450,000

inc. of agency fees

2 Beds      1 Baths      64 sqm

The Villeneuve Loubet new apartments are not in a simple residence, but offer a true art of living. Here, life is enjoyed in the sun...

### At a Glance

|                  |                  |                |                   |                  |          |
|------------------|------------------|----------------|-------------------|------------------|----------|
| <b>Reference</b> | MFH-PROAN1092901 | <b>Near to</b> | Villeneuve Loubet | <b>Price</b>     | €450,000 |
| <b>Bed</b>       | 2                | <b>Bath</b>    | 1                 | <b>Hab.Space</b> | 64 sqm   |
|                  |                  | <b>Pool</b>    | No                | <b>Land Tax</b>  | N/A      |

### Property Description

The Villeneuve Loubet new apartments are not in a simple residence, but offer a true art of living. Here, life is enjoyed in the sun and shared on a daily basis. As an ode to its city, and its unique environment, this residence is an invitation to well-being where the feeling of being at home is appreciated from the first moments, both indoors and outdoors.

Between sea and hills, modern marina and historic centre, Villeneuve-Loubet is a pearl of the Côte d'Azur. Nicknamed the "natural heart" of the region, this seaside resort combines the authenticity of its heritage with a coastline that stands out for its incredible beauty. With its preserved natural parks and rich historical heritage, Villeneuve-Loubet offers a rare sweetness of life to its 16,000 inhabitants. A real postcard, the city finds its beauty in the multitude of its landscapes.

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Contemporary and timeless, the architectural signature is written through a soft volumetry and pleasant interplay of hooks on the facades. The project develops and draws its own identity by favoring as founding principles coherence as well as sobriety in the service of elegance. The developer imagined a modern residence, harmoniously integrated into the Saint-Andrieu sector. With a largely vegetated outdoor space designed as the true heart of the project, your quality of life is at the center of all considerations, from design to completion.

Modern architecture dedicated to your well-being

The residence means above all ensuring quality services and undeniable living comfort. From the basement parking lot to the generous, pleasantly vegetated green spaces, everything has been thought out to offer you tranquility and practicality on a daily basis. Indispensable to life on the Riviera, beautiful private exteriors have been fitted out in the form of terraces or individual gardens in order to extend your living space. A swimming pool is also available to residents for moments of relaxation within your residence.

Bright and ideally arranged are the interior spaces of comfort and modernity. Ranging from studios to 4-room apartments, the apartments, thanks to large openings, are distinguished by their beautiful natural light. The fittings also favor volume, functionality and practicality.

Comfort

- Bathroom and shower room

equipped with a vanity unit with mirror and a towel dryer. (JACOB DELAFON or equivalent)

- Flooring 60 x 60 or 45 x 45cm of your choice, in enamelled stoneware from SALONI (or equivalent)
- Suspended toilets
- Earthenware from SALONI (or equivalent)
- Individual reversible air conditioning

Safety and Quality

- Control and management of remote access by mobile, landline or tablet via INTRATONE
- Opening of the door on the street and the airlock by Vigik system and/or digicode
- Solid core residence access door with safety lock
- Electric shutters in the living room and manual shutters in the bedrooms
- Insulating double glazing ensuring acoustic and thermal insulation
- Solid web landing doors (incorporation of shielding in the web). A2P 1\* 3-point safety lock

Villeneuve Loubet extends over 2000 hectares and has 4 km of fine sandy beaches with free access. The

atmosphere is peaceful and sunny, punctuated by an invigorating daily sweetness. Rich in two departmental natural parks and more than 20 km (2) of cycle paths, you can savor the quality of life there, all generations combined.

A remarkable community of vitality

Combining two distinct atmospheres, land side and sea side, the city has been able to offer a quality cultural, sporting and associative program for all. High-performance equipment, a life of proximity around local shops and many activities as well as events participating in a real collective harmony. Resolutely turned towards its future, the city is also developing beautiful urban and environmental projects, with the well-being of its inhabitants as the sole objective.

Proximity and mobility

Line 200 bus stop at 300 m

A8 motorway access 1 min by car

Supermarket 2 min by car

Battery Beach 6 min by car

Cap 3000 Shopping Center 15 min by car

## Summary

|                |                        |
|----------------|------------------------|
| Property type: | New Build and Off-Plan |
| Bedrooms:      | 2                      |
| Bathrooms      | 1                      |
| Price          | €450,000               |

## Key Information

|                |        |
|----------------|--------|
| Internal Area: | 64 sqm |
|----------------|--------|

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



## Gallery



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