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## New Apartment In The Heart Of Nice Riquier, 5 Minutes From Old Port

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



# €435,000

inc. of agency fees

2 Beds      1 Baths      58 sqm

This is a real city apartment in the heart of Nice Cote d'Azur. Don't expect a rooftop swimming pool and open views of the sea. This...

### At a Glance

<b>Reference</b>	MFH-PROAN1105231	<b>Near to</b>	Nice	<b>Price</b>	€435,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	58 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This is a real city apartment in the heart of Nice Cote d'Azur. Don't expect a rooftop swimming pool and open views of the sea. This is like having an apartment in Paris, but then better. The Mediterranean sea is at a five minutes walk. The Antique district is around the corner, and tramline nr 2 waits to bring you to the airport. And vice versa.

Your new luxury residence in the heart of Nice Riquier displays quality contemporary architecture that gives pride of place to green spaces. Deep wooded gardens around it make it an exceptional place to live in the city's heart. Intended 100% for free access, your future address offers 25 apartments with 2 to 4 rooms, which will be able to benefit from a minimum parking space, and half of the surfaces have been designed for the living space.

New apartment in the heart of Nice Riquier, 5 minutes from the old port

Bordered by 7 km of beaches and its famous Promenade des Anglais, Nice is rich in history and culture. Sublimated by sunlight 300 days a year, the City of Angels invites you into its typical alleys, Italian-style piazzettas, markets, ports, beaches, and green parks. Punctuated by multiple events, the capital of the Riviera hosts nearly 2,000 cultural, festive or sporting events each year, such as its unmissable carnival.

From the Riquier district, enjoy quick access (within 500 meters) to all public transport such as tram, bus or train. Tramway stop From here, you only have to take a few steps to stroll on the promenade or the port. Discover lovely shops and warehouses like Galleries Lafayette, have dinners on the terrace of an elegant restaurant, sunbathe on a lounge at one of the private beach restaurants. Or book a trip with the boat to Corsica or Sardinia. Here, you can enjoy life to its fullest.

Buying new construction on the French Riviera

People are always surprised when they discover that 60% of the new constructions on the French Riviera are sold before the developer starts digging. Of course, walking around that top floor and deciding to buy it would be nice. This is possible in other countries that are less favourable to international investors. Putting your money in a new apartment on the Cote d'Azur is a steady investment. You enjoy ten years of guarantee, have lower notary and taxes, and you can even claim back the 20% VAT when you decide to rent it out for some extra income.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€435,000

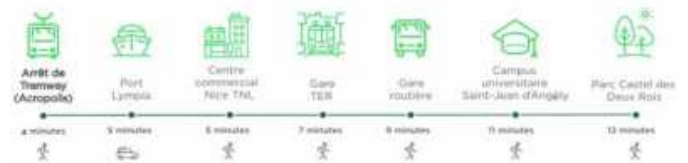
### Key Information

Internal Area:	58 sqm
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**Location: Provence-Alpes-Cote d'Azur**



# Gallery



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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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