

697 000 €

**Contact agency**

**Aequalis Immobilier**

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**For sale townhouse**

**4 rooms**

**Surface : 105 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 19 m<sup>2</sup>**

**Year of construction : 2026**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : NEW**

**Features :**

double glazing, Laundry room

3 bedroom

2 terraces

2 bathrooms

2 WC

**Energy class (dpe) : A**

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

Document non contractuel



## Townhouse Saint-Laurent-du-Var

Saint-Laurent-Du-Var, Square Benes sector, this new program is made up of a set of buildings and rooftop villas (55 housing lots in total) with different architectural styles, playing on volumes and Heights. Located in the heart of Saint-Laurent-du-Var, this 105m<sup>2</sup> semi-detached co-ownership and duplex villa stands out for its innovative architecture. The property is composed on the R+1 level (second floor equivalent) of a living room with kitchen of 42.41m<sup>2</sup>, a bathroom, a laundry room as well as an independent hanging toilet. On the upper level R+2, there are 3 bedrooms of 16, 12 and 11 m<sup>2</sup> respectively, a second bathroom, a second independent suspended toilet and an office space of 5m<sup>2</sup>. 72mm dividing wall, electric roller shutters in all rooms with central locking, aluminum joinery for the living room/kitchen, reversible heating system. Two terraces of 19m<sup>2</sup> on level R+1 and 14m<sup>2</sup> on level R+2. Parking spaces available in the basement in addition. Possibility of boxing them for an additional 2500 euros. Each building, with its green roofs and facades decorated with planters, offers a balance between city and nature. 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. Work in progress. Active from March 2024.

