



746 000 €

For sale villa

5 rooms

Surface : 117 m²

Surface of the living : 52 m²

Surface of the land : 18 m²

Year of construction : 2026

Exposition : Ouest

View : Citadine

Hot water : Thermodynamique

Inner condition : new

External condition : new

Features :

Chambre de plain-pied, Double Glazing,

Calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

#### Legal information

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Fees paid by the owner, well condominium (55 lots in the condominium), annual current expenses 2 808 € (234 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## 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...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
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