



NICE

Nice is an internationally renowned destination on the Côte d'Azur. Its exceptional climate, its enchanting coastline and its old town with Italian accents exert

an undeniable power of seduction.

Today, the new developments of the Nice Côte d'Azur Metropolis attract talent from all over the world and major projects that generate activity.



Water mirrors, Paillon promenade, Nice



The Saint-François tower dominates the old town

A pioneer in environmental performance, Nice is undertaking numerous actions to beautify its urban environment, reduce energy costs and develop biodiversity. To the west of the city, the Nice EcoVallée technology park is experimenting with and

implementing these future applications to live in a healthy, inclusive and connected environment.



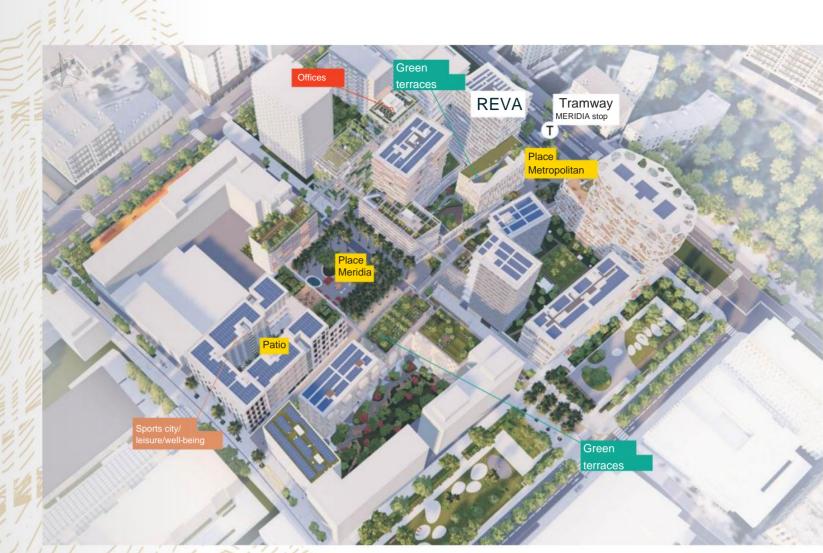
RÉINVENTER LA VILLE

JOIA is a blank page.

A new destination designed to live better, in light of environmental advances in

21st century.

Designed for all those who feel responsible for the impact of their activities on the environment, JOIA favors economical energy sources, soft transport...



Ground plan



In the heart of the Plaine du Var, JOIA offers you a sustainable quality of life.

Shops around the city squares, numerous local services and a neighborhood concierge are at your disposal.

JOIA offers excellent accessibility with

including its Méridia tramway station

(Line 3) which connects the Allianz Riviera stadium to the international airport and connects you to Nice city centre and the seaside in

only a few minutes away. The area also benefits from direct access to major highways (A8, RM 6202).

Your new JOIA destination combines all the uses of today's city: living and moving, learning and working, having fun, meeting up and breathing.

REVA

UNE NOUVELLE VISION DE L'ART DE VIVRE LA VILLE

Within JOIA, this eco-responsible living space, the slender silhouette of the REVA residence dominates the Place Métropolitaine.

This beautiful building offers all the advantages of a high environmental quality construction and combines the labels: **Eco-vallée qualité**, **NF Habitat HQE and E+C**.







You will access REVA directly from the Metropolitan Square or from the Méridia Square and its pedestrian alleys.

On the ground floor, shops and services welcome you. The interior patio offers a green space, a true plant oasis in the heart of the city.

At the foot of the building, the Meridia tram station on Avenue Simone Veil invites you to move around freely.

Go out, work, shop, have fun...

Here, everything is simple, nothing is far away.





A WORD FROM CINO ZUCCHI, ARCHITECT OF REVA

LA JOIE QUOTIDIENNE DE VIVRE À REVA

The new ways of living, working, resting and communicating linked to contemporary life do not often find an adequate response in historic buildings. However, the new districts built according to new urban planning techniques and criteria have not always been able to replace the welcoming and well-known character of the ancient city.

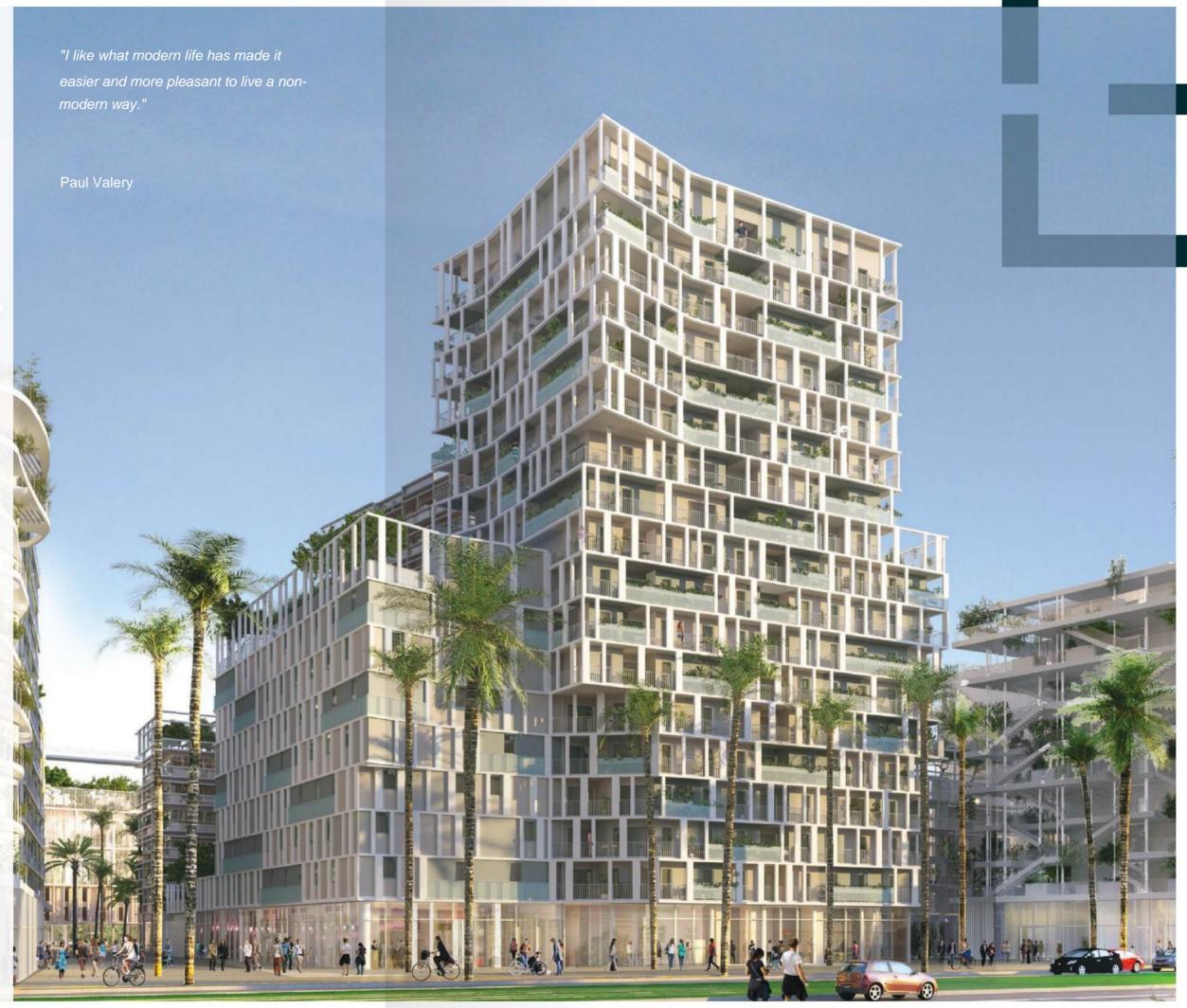
JOIA is a convincing answer to this dichotomy. It is much more than the simple sum of buildings designed according to the latest environmental sustainability criteria to meet the

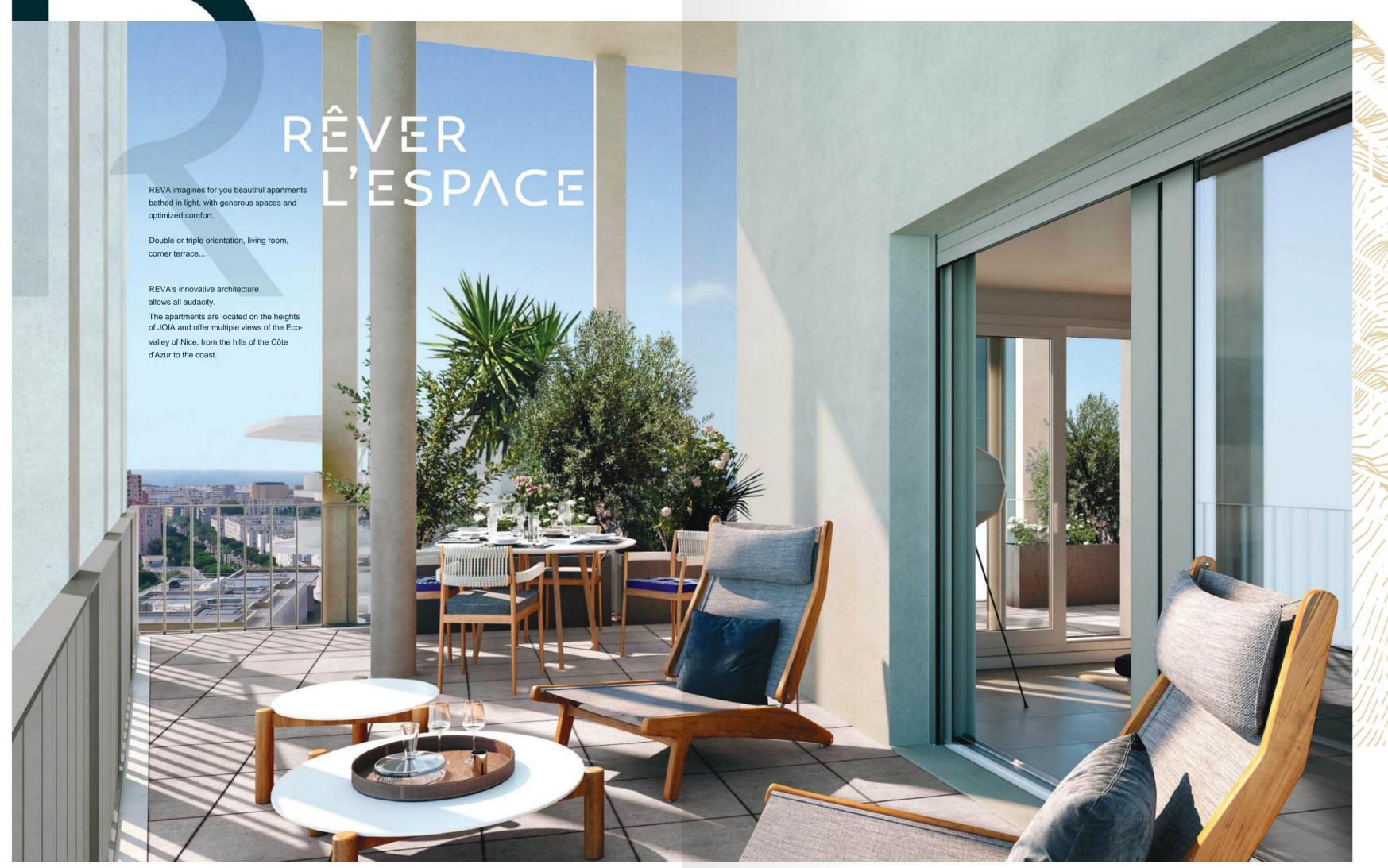
new needs and lifestyles. The structure

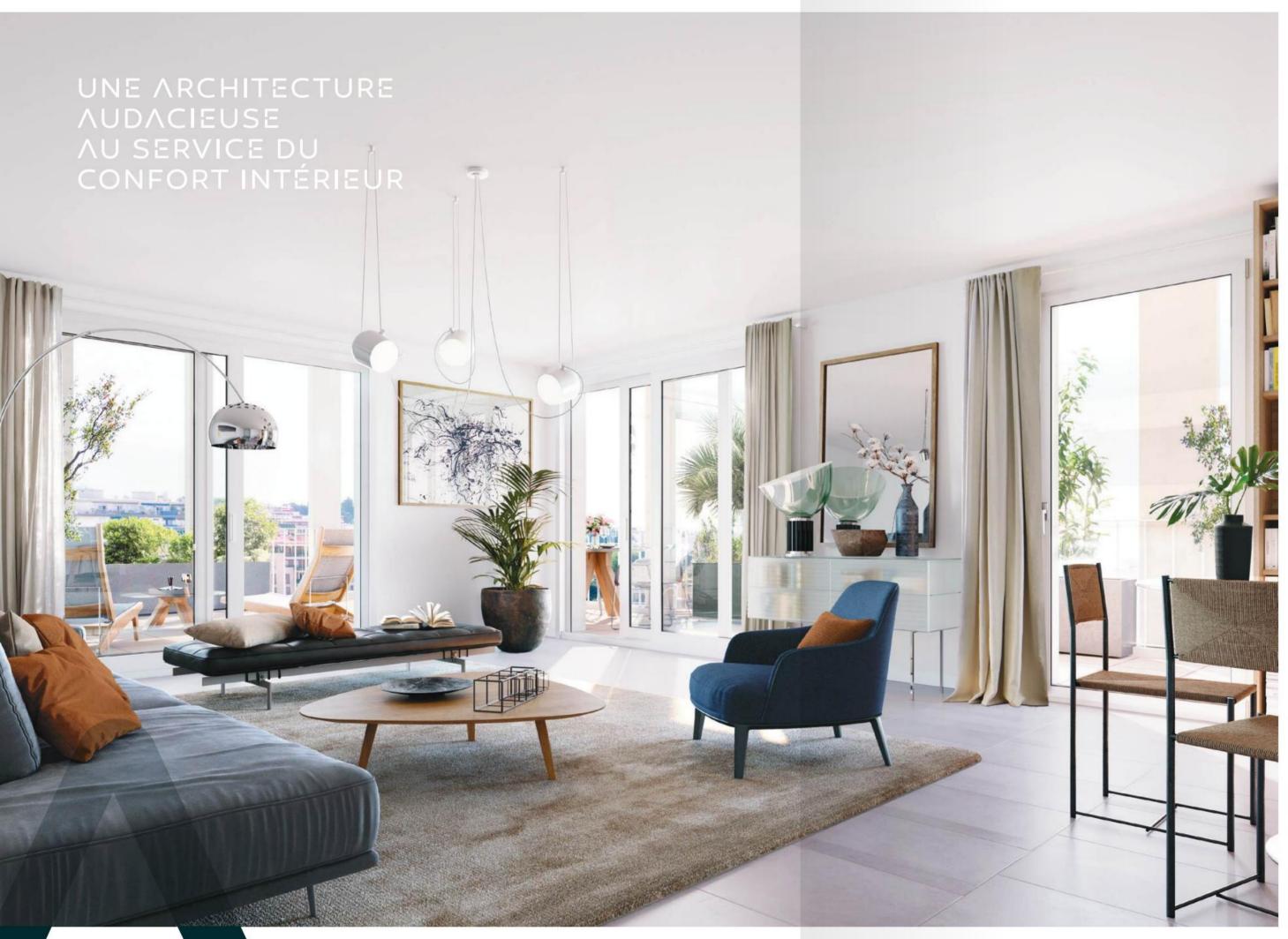
of its open spaces is well capable of linking the dimension of Nice metropolis and the surroundings, the smaller scale of the neighborhood square and the dimension of the home of each dwelling.

In this "family atmosphere", REVA stands out for the perforated screen that protects its private terraces; they constitute "green rooms" habitable all year round, a precious extension of each dwelling open to the long views of the landscape.

The slight movement of the facade planes, the alternating design of the glass-metal balustrades and the soft pastel colors of the loggia walls give each dwelling incomparable characteristics, making it the beloved background of our everyday life.







| Landing door: A2P* safety lock

Glazed stoneware tiles 60 x 60 cm

Sliding exterior joinery in aluminum

1 to 4 room apartments

Rolling shutters with adjustable slats in aluminum

Heating and cooling by fan coils

Fitted cupboards with doors

Bathroom:

- Full height wall tiles
- Bathtub or shower tray
- Thermostatic mixer tap
- Vanity unit with mirror
- and light strip
- Electric towel dryer

Wall-hung toilets

Terrace:

- Slabs on porcelain stoneware pads
- Glass guardrail with alternating metal
- Continuous terraces at an angle

Elevators

Private underground parking with direct access

Secure access

Connection to the heating network geothermal urban

REVA residence, view of a living room



A subsidiary of the Eiffage group, Eiffage Immobilier develops, throughout France and Benelux, an extensive offer that places it among the key players in the sector. The company skillfully combines the professions of developer and builder by working exclusively with Eiffage Construction. With nearly 4,000 homes marketed each year, Eiffage Immobilier offers comfortable and economical housing that is based on strong environmental and energy performance commitments.

On the ground, Eiffage Immobilier teams work daily to deserve the trust you place in us by guaranteeing you a home that meets your expectations and is delivered on time. And because we want to offer you much more than our expertise as a builder-developer, we provide you with a selection of top addresses, quality finishes, the choice of the best materials as well as personalized support at each stage of your project.

These commitments are those carried by our customer charter "Carrément Engagé". Through 10 major actions, we are involved throughout your real estate project to ensure your satisfaction: trust, quality, dialogue, compliance, information, aesthetics, personalization, support, serenity and listening.

Discover them in detail on our website: eiffage-immobilier.fr



EIFFAGE IMMOBILIER – Head office: 11, place de l'Europe – 78141 Vélizy-Villacoublay. RCS Versailles 314 527 649. Pitch Promotion - Head office: 87 rue de Richelieu Paris 2 SNC with capital of €75,000,000. RCS Paris 422 989 719. For all residential buildings excluding managed residences, co-development operations and block sales. ** Subject to the signing of the membership form with one of our partners when signing the reservation contract. *** Resale Insurance: valid upon signing the authentic deed of sale in future state of completion, EIFFAGE IMMOBILIER offers a list of first-rate partners to its buyers in order to benefit from a Resale Insurance Quarantee valid for 5 years in the case of a main (or secondary) residence or 10 years in the context of a rental investment. This resale guarantee will over any real estate capital loss in the event of resale of the insured property following one of the generating events provided for in the general conditions. This real estate capital loss will be taken into account in the double limit of 20% of the sale price including tax as expressed in the authentic deed of purchase, and a ceiling of €31,000. The generating events are as follows (extract from the general conditions): Dismissal (guarantee limited to 5 years), Liquidation of the company, Professional transfer of the insured (only for the main residence), Multiple birth (only for the main residence), Divorce of the insured (guarantee limited to 5 years), Dissolution of the insured's civil partnership (guarantee limited to 5 years), Dissolution of the insured's civil partnership (guarantee limited to 5 years), Dissolution of the insured's civil partnership (guarantee limited to 5 years), Dissolution of the insured's civil partnership (guarantee limited to 5 years), Dissolution of the insured's civil partnership (guarantee limited to 5 years), Dissolution of the insured code, with a share capital of €896,176,662, located at La Tour Carpe Diem, 31 Place des Corolles, Esplanade Nord, 92400 Courbevoie, registered with t

Budapest, CS 92459,75436 PARIS CEDEX 09. Detailed conditions available in the sales area.

**** Investor Pack (1
year free management fees and unpaid rent guarantee): offer valid subject to the signing of a management mandate, with one of our national partners. 1 year free rental
management: 1 year of management fees, 1 year of unpaid rent guarantee and reduction of first rental fees. The reduction of rental fees applies only to the first rental. Offer reserved
for adults, excluding real estate professionals and valid for one accommodation per person and tax household. Offer cannot be combined with any other current promotional offer.

Detailed conditions available in the sales area. Non-contractual illustrations due to the free interpretation of the artist and subject to modification for technical and administrative
reasons. Illustration: My_Lucky_Pixel and Scenesis.

Architects: Sou Fujimoto. Photo credit: Getty Images. Design: Marsatwork. December 2023.



eiffage-immobilier.fr

Because a real estate purchase is **the project of a life** and the beginning of a lasting relationship,
Here are our commitments for **support throughout your project** and even afterwards.



You benefit from the signature of a builderdeveloper, a guarantee of quality and respect for deadlines; Eiffage Construction ensures the construction of all our residences



We offer you new housing certified NF Habitat
HQE

which meet the most demanding quality and performance approaches for sustainable housing.



You have a **dedicated Eiffage Immobilier contact** who will inform you and support you from the reservation to the end of the year of perfect



We will show you around your apartment after partitioning and one month before delivery to best prepare you for your move into your apartment.



We provide you with a customer area with personal and secure access to your program data.*



We entrust the decoration of the common areas of our residences to talented decorators and integrate works of art within the framework of the charter "1 building,

1 work »*



We take out two-year and ten-year insurance contracts with leading companies, and provide you with a dedicated Eiffage contact throughout this guarantee period.



To better meet your expectations and with the aim of continuous improvement, we carry out a satisfaction survey with each customer and at each stage of their acquisition process and publish an annual and national summary.



We ensure the security of your assets by offering you a list of top-notch partners for

**

- resale insurance (5 years for the purchase of your main or secondary residence and 10 years for your rental investment) ***
- the investor pack (1 year of rental management and guarantee of unpaid rent) and reduction of first rental fees ****



Our teams offer you carefully selected ranges and guide you in choosing the services for your

