



Presents

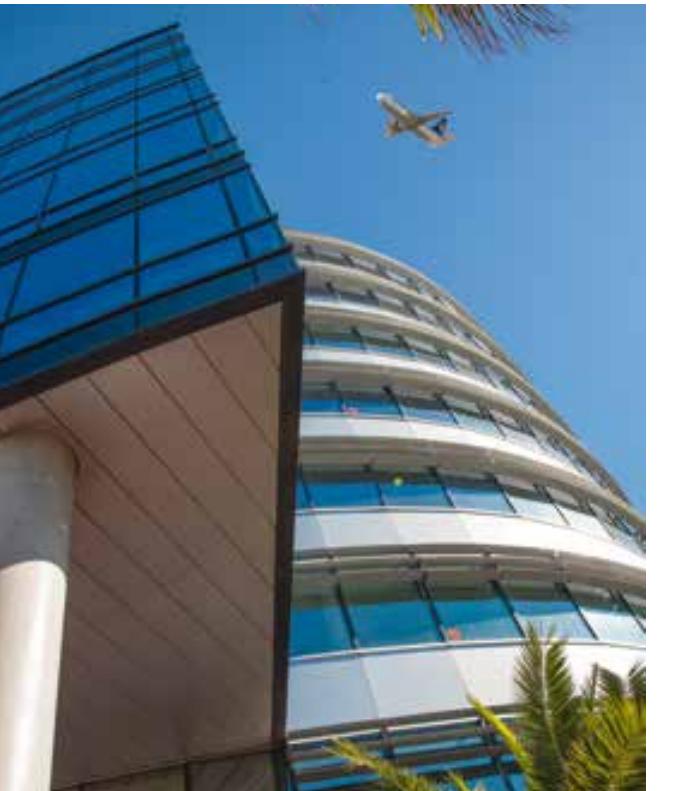
SAINT-LAURENT-DU-VAR - **PALM SQUARE**

A NATURALLY IDEAL ADDRESS IN
THE NEW HEART OF TOWN





À 10 min* de la mythique Promenade des Anglais



À moins de 3 km* de l'aéroport et des centres d'affaires Arénas et Grand Arénas

EXPERIENCE THE NICE CÔTE D'AZUR METROPOLIS, BETWEEN EFFERVESCENCE AND SERENITY

At the gates of Nice, while retaining its identity, St-Laurent-du-Var is constantly reinventing itself to become one of the most attractive towns in the Nice Côte d'Azur metropolis.

A renowned seaside resort and one of the most important lively marinas on the Riviera, the Laurentian city is as renowned for its tourist welcome as for the preserved quality of life of its active population.

Airport, highway, train stations, the major infrastructures of the department converge here. They will be reinforced by 2026 with the extension of the Line 4 Nice-Cagnes-sur-Mer tramway*. Thanks to its position at the heart of the Eco- Vallée,

Saint-Laurent-du-Var benefits from an immediate connection to all of the city's major projects such as the Arénas, Grand Arénas, Nice Méridia business centers and their universities, as well as the future Grand Palais des Congrès and Exhibitions.

In the center of Saint-Laurent-du-Var, Palm Square is undoubtedly an attractive address, combining the serenity of a city on a human scale, the riches of its seaside and its economic development.



4 min* by bike from the Landsberg and Flots Bleus promenades, their beaches, restaurants and sailing club



450m* from the historic centre: Romanesque church, theatre, stadium, gymnasium and bowling alley



1 km* from the St-Laurent-du-Var train station and by 2026* the future stop of line 4 of the tramway linking Nice to Cagnes-sur-Mer



450 m* from the Rives du Var departmental natural park, made up of discovery paths, cycle paths and sports workshops over 20 km*



5 min* by bike from Cap 3000, 1st shopping center in the world labeled BiodiverCity with its 300 shops*



6 minutes* by car from the marina of St-Laurent-du-Var and its 1,089 mooring rings*



300 jours de soleil* par an dans un cadre de vie unique entre mer et montagne.



Terre d'innovation, l'Éco-Vallée développe des projets d'aménagement d'envergure générant 50 000 nouveaux* emplois à terme.



2^e destination touristique, de tourisme d'affaires* de France et 2^e aéroport de France*.



550 000 habitants*, 71 000 entreprises*, 220 000 emplois*, 35 000 étudiants*.

CŒUR ST-LAURENT, A DAILY SEASIDE, ACTIVE AND PRACTICAL

Practicality, culture, sport and nature, Palm Square is a rare address ensuring all facets of a fulfilling daily life.

In the immediate vicinity, the elementary school "Gabriel Ferrer" and the nursery "Les petits Gaby" allow you to accompany your children on foot. Without using your vehicle, you can also reach all the shops on Avenue du Général Leclerc, the cafés and restaurants, as well as a mini-market 50m* from your home. For a relaxing break, find the Rives du Var departmental park and its parkrun, the authentic old village and its shady bowling alley 450m* away. Culture flourishes at the Conservatory of Music and Dramatic Art 200m* away and at the Georges Brassens Theater 3 mins* away by bike. Finally, less than 2 km* away, the seaside has its beaches, water activities, walks, restaurants and the Cap 3000 shopping center voted "Best Shopping Center in the World 2022"*. To perfect this exclusive address in the heart of the city, Palm Square is established on the pedestrian square of Square Bènes, the new centrality of the city.

THE BENES SQUARE, THE BIRTH OF THE NEW CENTER OF THE CITY, GREEN AND LIVELY

Imagine a vast tree-lined pedestrian square at your doorstep...

More than an embellishment, the Square Bènes has been greatly enlarged and completely redesigned as the center of life in the town.

A veritable green lung in the city, this square is adorned with many trees, vegetated flowerbeds, pergolas and its preserved emblematic fountain. A peaceful pedestrian area, animated by new shops, it promises to enjoy a moment of relaxation and sharing on the shaded terraces of cafes or restaurants on a daily basis.

A place conducive to exchanges and conviviality, the desire is to animate this large square with Laurentian events such as markets, while the little ones will delight in a ride on the merry-go-round.

AT YOUR DOOR, FIND ON THE GRAND PLACE



THE GREEN LUNG IN THE HEART OF THE CITY
A vast vegetated pedestrian square of 5,000 m²* and made up of more than 68 trees*, pergolas and a fountain



USER-FRIENDLY AND PRACTICAL
Around the square, take advantage of the creation of more than 1,200 m²* of shops and services



ENTERTAINMENT FOR YOUNG AND OLD
Under the sign of conviviality and intergenerational exchanges, find a permanent carousel and facilities for events and markets



SCHOOL AND NURSERY
The project has already enabled the creation of the "Gabriel Ferrer" kindergarten at 200m* and the "Les petits Gaby" crèche at 250m*



WELCOME HOME, IN A NATURALLY SOOTHING SETTING

Palm Square is on Avenue du Général Leclerc, a privileged position that marks the entrance to the new large tree-lined pedestrian square.

Framed by palm trees, the entrance to the residence, closed and secure, reveals a landscaped interior garden in perfect harmony with the plant momentum of Square Bènes. When you pass the gate, you are greeted by an oasis of serene and Mediterranean greenery, composed of olive trees, lime trees, lemon trees and orange trees, this path leads you to the entrance halls...

Refined common areas.

Designed by a decorator, the entrance halls, one of which is double height, elegantly combine bright colors and materials, including light wood, to create real cocoons with natural and soothing notes.

This same refinement extends to the landings, which take up the codes and colors to embody the aesthetic identity of Palm Square.



AN EMBLEMATIC, CREATIVE AND PLANT-BASED SIGNATURE

Original and singular, the architecture relies on the omnipresence of plants.

Palm Square is a residence perfectly integrated into the green context of the pedestrian square. With its contemporary style, it participates fully in the renewal of the urban landscape that surrounds it. Its studied lines and its volumes offer a subtle balance between the vegetal and the mineral. The facades are clad with perforated railings and sunshades on which plants flourish from the balcony planters.

The architectural design takes on a creative touch with curved facades on the first 3 levels, raised with cubic dropouts, like villas on the roof, on the last 2 floors. The enamelled terracotta cladding brings a few touches of pine green echoing the colors of the La Vallière forest.

The base of the buildings on the avenue du Général Leclerc accommodates businesses that contribute to the dynamics of the new district.



ARCHITECT'S WORD

"We looked for harmonious integration with the environment, clean lines, simple geometric shapes and open spaces. The street facades are lined with continuous balconies on the three buildings, a link between the different parts, creating a visual continuity that reinforces the cohesion of the whole."

Lightness and movement, elegance and sobriety.

The last two levels emerge like rooftop townhouses, offering stunning views of the surrounding city and landscape, creating attractive and unique living spaces..."

Stéphan Bernard
CARTA ASSOCIÉS



INSIDE AS
OUTSIDE, ENHANCE
COMFORT
IN THE HEART OF TOWN

In Palm Square, enjoy the benefits of living in the city, in comfortable apartments designed for all lifestyles.

Ranging from studios to 4-room apartments, they ensure a beautiful daily harmony for their residents.

Some 2-room apartments are scalable and modular, to meet your needs and desires.

Designed by the expertise of Cogedim, these apartments benefit from a well-thought-out layout. They reveal a living room with an open kitchen to promote conviviality. Some apartments are through and most of the

4 rooms have a master suite with adjoining bathroom.

Privilege in town, all stays and the majority of rooms are extended by at least one outdoor space: balcony, loggia or beautiful terrace up to 59 m². These additional living spaces open, upstairs and according to the directions, to unobstructed views of the city, the tree-lined pedestrian square, the forest of La Vallière or the interior garden of the residence.

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