

SAINT-LAURENT-DU-VAR (06)

SEASIDE VIEW



*EVERY DAY,
CONTEMPLATE A
UNIQUE SHOW
BETWEEN SKY AND SEA*



A symphony of blues embracing the entire horizon... Between the translucent water of the private swimming pool on the roof, the sparkles of the Mediterranean and the softness of the Riviera sky, Seaside View belongs to those places which rejuvenate both the soul and the body.

Carried by a new address, a few meters from the shore, your new residence combines the cozy comfort of a luxury achievement with the grandeur of a unique panorama...

On a daily basis or as a second home, Seaside View invites you to experience the exceptional, in the heart of the Baie des Anges.





*IMAGINE
THE PRIVILEGE OF
AN OVERFLOW
ROOF TOP POOL...*



A symbol of elegance, the infinity pool never ceases to fascinate, erasing with the finesse of its lines the distinction between the waves and the skies... This bewitching spectacle invites you to a peaceful atmosphere, conducive to relaxation and exchanges.

With its generous surface area, the wood-effect tiling solarium offers everyone their own cocooning space. By combining grandiose decor with intimacy, Seaside View affirms the timeless codes of luxury.

A TIMELESS AND ELEGANT ARCHITECTURE, DEDICATED TO LIGHT



The softness of the light facades is delicately enhanced by a color chart of precious shades, pearl gray and champagne. The discreet shimmer of the sun underlines the subtlety of a dialogue between restful shade and full light.

Nourished by an intelligent and generous relationship with its environment, Seaside View develops contemporary facades with large windows, adorned with roller blinds and electric shutters allowing the interior sunshine to be adjusted with precision. This openness to the outside is carefully balanced by the rhythmic alternation between loggias and balconies, which ensures each apartment the tranquility of a preserved outdoor space.

“Magnifically located, Seaside View is part of a dual relationship with the great maritime landscape and the urban landscape. This connection marks the organization of the project, oxygenated by two vast outdoor spaces, a forecourt to the south, sea side, and a garden to the north.

For the sake of harmony, the architectural layout ensures continuity of volume and materials between the different entities of the project, while asserting distinct identities. »

Devilleers & Associés





Stunning outside space with views



With a unique panorama, embracing the coastline from Cap de Nice to Cap d'Antibes on the sea side, and up to the snowy peaks of Mercantour on the land side, Seaside View concentrates all the riches of the Cote d'Azur. Located in the heart of the Baie des Anges, the residence allows everyone to enjoy mythical landscapes, from the calm of their apartment extended by a balcony or an intimate loggia, or from the swimming pool on the roof. From the 4th floor, the apartments on the south side enjoy superb sea views.

SERENITY
AND INTERIOR
COMFORT
TAILORED TO
YOUR NEEDS

Seaside View offers a variety of spaces, layouts and surfaces.

From the optimised studio to the generous 4-room apartment opening onto a south-facing balcony of up to 48 m2, the same requirement prevails: to create living spaces that embellish everyday life.

The care taken in designing the interior layout is reflected in the conviviality of the bright, sometimes dual-facing living rooms. Some of the three-room apartments have flexible floor plans, offering an extra room to be converted into an office or spare bedroom. In order to combine reception areas and quiet bedrooms, the 3 and 4 room apartments separate day and night areas. Most of the rooms have direct access to an outdoor area.

For perfect interior comfort, the homes offer top-of-the-range amenities and a range of colours and styles to suit all decorative tastes.



TOGETHER, LET US IMAGINE
YOUR EXCEPTIONAL FLAT

Accompanied by our interior designers, you have the opportunity to combine flats to create your own prestigious and tailor-made living environment.



High standing Fittings

CONFORT :

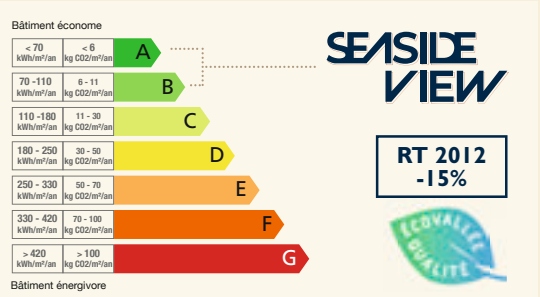
- Smooth paint on walls and ceilings in all rooms
- Motorised roller shutters in all rooms
- Windows and windows with double glazing and aluminium frames
- - Large format 60 x 60 cm floor tiles in all rooms
- Bathrooms and shower rooms all equipped with single or double washbasin according to plans, mirror, lighting and electric towel rail
- Air conditioning system

SÉCURITÉ :

- Enclosed and secure residence with access control by videophone and Vigik® badge
- Landing doors fitted with 5-point A2P** security locks
- Basement car parks accessible by remote-controlled door

A FRIENDLY ENVIRONMENT

With energy consumption 15% lower than the RT 2012 ceilings and designed to meet the Ecovallee Qualite standard, your residence offers environmental performance that goes beyond the usual standards. For you, it is a guarantee of comfort comfort, a reduction in costs and a lasting legacy.

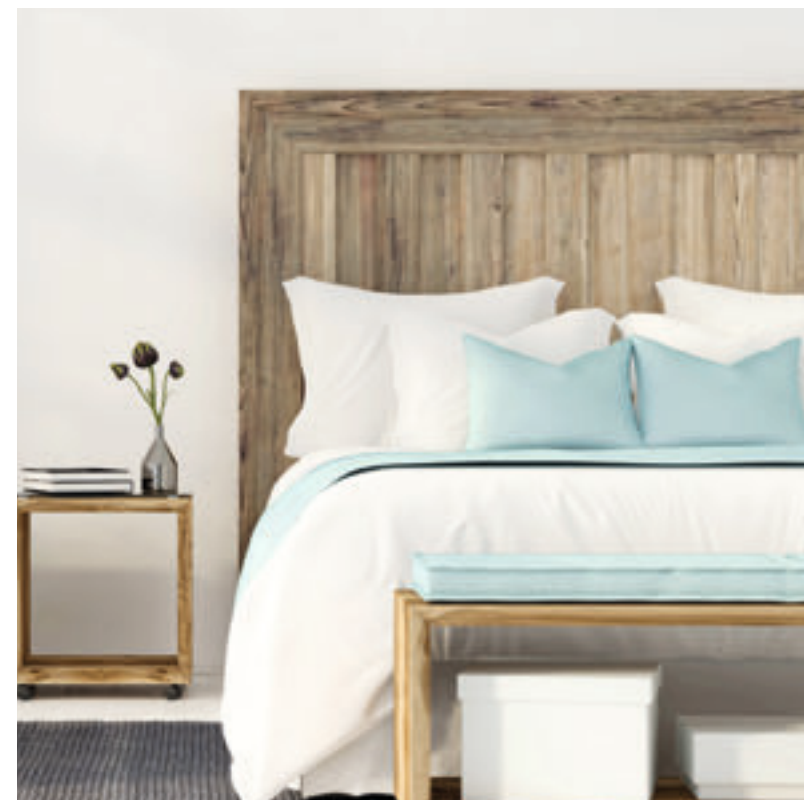


A NEW GENERATION RESIDENCE TO SUIT ALL LIFESTYLES



A haven of peace and elegance, Seaside View invites you to contemplate, in a triptych of beauty, nature and comfort. Places of passage, of meeting, of life, the entrance halls are transformed into real lobbies, both hushed and connected. The landscaped areas are divided into three distinct atmospheres created by the landscape designer, bringing the abundance and joy of Provençal nature to the heart of the residence. Grease plants, aromatic plants and

The fragrant gardens will nourish the senses while providing residents with an idyllic green living environment. Combining raffinement and contemporary amenities, the common areas are designed to meet all residents' expectations. A digital interface centralises several services, such as parcel delivery or online concierge access. Simplicity meets avant-gardism, to offer a new dimension to your daily life.



"With its exceptional address and the variety of its flat choices, Seaside View can be used for all purposes, whether as a primary residence, secondary residence or rental investment. The destinations of your purchase can evolve over time, rental investment in Pinel then secondary residence, or seasonal rental. This high quality investment property makes everything possible."



DIGITAL CONCIERGE SERVICES

Seaside View residents benefit from a connected concierge service, to simplifier everyday services (dry cleaning, cleaning, repairs, deliveries...). A quality of life worthy of a hotel.



CONNECTED PARCEL BOXES

Located in the entrance halls, these boxes allow each resident to pick up a parcel slipped into one of the secure lockers. No need to wait or reschedule deliveries.



SHARED HOSTING ROOM

To simplify the reception of relatives, a guest room, furnished and equipped, is located within the residence. It is accessible upon reservation, according to the rules set by the co-ownership.



DECORATED ENTRANCE HALLS AND COMMUNAL AREAS

Aesthetic signature of the residence, the common areas welcome residents and visitors with nobility. The volumes, authentic and durable materials, announce the elegance of the flats.



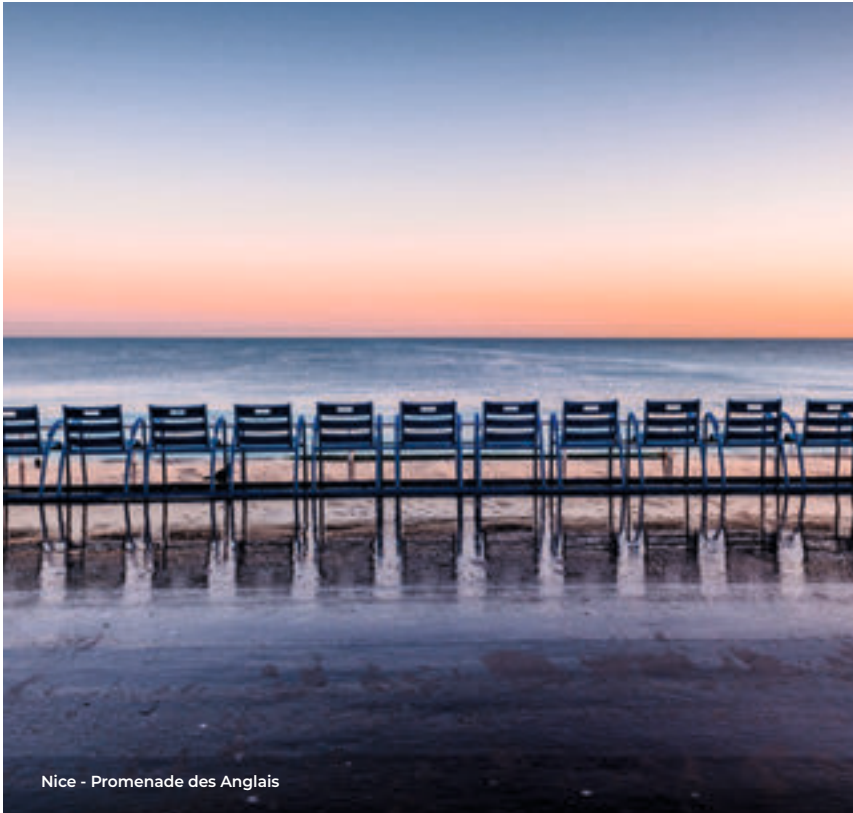
PRIVATE SWIMMING POOL AREA

To privately profite the infinity pool in the moonlight, residents can privatise the rooftop, according to the rules fixed by the co-ownership.



3 LANDSCAPE GARDENS

Garden reminiscent of the garrigue, lush sunken garden or fleurie plain... the landscaped areas give a glimpse of all the richness of the local nature.



CÔTE D'AZUR, WONDERFUL AND DYNAMIC



The contrast of the turquoise waters of the coastline with the deep blue of the open sea, the quietness of a climate more favourable than anywhere else and the magic of a light that has fascinated generations of paintersâ€¦ The Riviera possesses the indescribable glow of the sublime. Depending on the season and the sky, it changes every day, a tireless natural spectacle.

Between the preserved charm of the Lerins Islands, a maritime and natural jewel, and the bustling Monaco, via the preserved coves of the coastal paths, the French Riviera is a tourist destination that has become mythical throughout the world. Located at its exact epicentre, between Nice and Cap d'Antibes, Seaside View gives access to its thousand and one faces.

The Cote d'Azur's unrivalled international influence makes it a unique, multicultural and attractive heart of life. This dynamism attracts students and entrepreneurs, seeking to flourish professionally in a privileged living environment. The sustained economic development of the region is led in particular by the Sophia Antipolis technology park or by the business centres of Nice and the eco-Vallee.



2nd LARGEST TOURIST DESTINATION IN FRANCE* AND 2nd LARGEST AIRPORT IN FRANCE*



300 DAYS OF SUNSHINE A YEAR, 120 KM OF COASTLINE* AND 40 KM OF BEACHES*.



THE MERCANTOUR SKI RESORTS AT 1H30 BY CAR* AND 14 DEPARTMENTAL NATURE PARKS*.



2ND LARGEST CONCENTRATION OF MUSEUMS IN FRANCE* AND NUMEROUS INTERNATIONAL CULTURAL AND SPORTING EVENTS



RIGHT ON YOUR DOORSTEP, THE ECO'VALLEY IS DEVELOPING LARGE-SCALE PROJECTS THAT WILL EVENTUALLY GENERATE 50,000 NEW JOBS*.

THE BAY OF ANGELS, YOUR NEW SEASIDE LIFESTYLE



Saint-Laurent-du-Var adds to its strategic address the charm of a local life, where you can afford the luxury of forgetting your car. On foot or by bike, residents of Seaside View enjoy a rich and diverse living environment. A few steps from the beaches of Saint-Laurent-du-Var and the port, Seaside View allows you to reach them on foot in a few minutes. After a walk along the sea, why not go to the Cros de Cagnes fish market and its picturesque stalls?

The most athletic will opt for the bike to be there in less than 10 minutes*. Another atmosphere, by taking a shopping spree at Corso de Cap 3000, whose cutting-edge selection and opulent boutiques have made it famous. Want to be in the middle of nature? Head for the banks of the Var, whose Natura 2000-classified right bank is home to one of the most beautiful ornithological reserves in Europe... Unless golf wins your favour, that of La Vanade is less than a fifteen minutes.



Le centre commercial Cap 3000 depuis la plage de sable Landsberg



La Promenade aménagée des Flots Bleus



200 M* AWAY, THE BEACHES PRESERVED BY THE PEDESTRIAN PROMENADE OF THE FLOTS BLEUS AND ITS LEISURE AND SPORTS AREAS



200 M AWAY, YOU WILL FIND THE LARGEST CONCENTRATION OF RESTAURANTS. THE FEET IN THE WATER OF THE BAIE DES ANGES

A SINGLE ADDRESS FOR A VERY CONNECTED DAILY LIFE



Between the heart of town, the seaside shops and the Cap 3000 shopping centre, Seaside View benefits from a dynamic and high-quality urban fabric.

On foot, by bike, by train or by car, travel is made easier by multiple connections. Several kindergartens and elementary schools are within walking distance, bus lines serve the secondary establishments of Saint-Laurent-du-Var and Nice. The future T4* tramway line will strengthen the transport offer and will make it possible to reach neighboring Nice in just a few minutes.

Seaside View offers all generations the opportunity to appreciate the perfect harmony between seaside life and active life



VÉLOBLEU

In front of the residence, "Vélobleu" available in self-service, station N° 209.

Stations N°201 and 208 are also accessible walk.



BUS

At 400 m, bus stop "La Passerelle", line 9 towards Nice-Arénas, Vence and Cagnes-sur-mer, line 20 towards Nice Garibaldi. Less than 5 min* on foot, the "Les Paluds" and "France Outremer" stops.



AUTOROUTE

5 minutes* drive away, entrances / exits N°49 of the A8 motorway, towards Marseille and Monaco.



TRAIN

7 min* walk from Saint-Laurent-du-Var SNCF station, TER, national and international lines.



TRAMWAY

400 m* from the future "Gare St-Laurent" tramway stop. Line 4 will connect Nice / Grand Arénas to the city center of Cagnes-sur-Mer. Commissioning scheduled for 2026*.



AVION

5 minutes* by car, Nice Côte d'Azur international airport with national, international and low-cost connections.

SEASIDE VIEW



201 Chemin des Paluds
Route du bord de Mer
06 700 - Saint-Laurent-Du-Var

seaside-view.fr
04 81 45 24 34
APPEL NON SURTAXÉ



* Sources : Source Google Maps, Métropole Nice Côte d'Azur, www.meet-in-nice.com, Team Côte d'Azur, portsaintlaurent.com, projets-transport.nicecotedazur.org. MARIGNAN, SAS au capital de 12 000 000 € ayant son siège social à LEVALLOIS-PERRET (92300), 4 place du 8 mai 1945, régulièrement inscrite au Registre du Commerce et des Sociétés de la ville de NANTERRE sous le numéro SIREN 438.357.295. Cogedim SAS, 87 rue de Richelieu, 75002 Paris, capital social 30 000 000 €, RCS PARIS n° 054500814 - SIRET : 054 500 81400 55 - Cogedim SAS, 87 rue de Richelieu, 75002 Paris, capital social 30 000 000 €, RCS PARIS n° 054500814 - SIRET : 054 500 81400 55 - Illustrations non contractuelles destinées à exprimer une intention architecturale d'ensemble et susceptibles d'adaptations : Fabrice Théron. Les appartements et surfaces extérieures sont vendus et livrés non aménagés et non meublés. Pour des raisons d'esthétique, le matériel de sécurité prévu pour la piscine n'est pas représenté dans l'illustration. Crédits photos : Ellostudio, Shutterstock, Istock - Getty Images, Cap3000. Document non contractuel. Ne pas jeter sur la voie publique. © comme une image - 03/2022

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ernalowproperty.com



London Office
9 Reece Mews, London
SW7 3HE, UK

T: +44 207 590 1624
enquiries@ernalowproperty.com