

IN NICE, FRANCE Serenity View

Give yourself exclusivity
in the Nice Heights





Nice, an ode to the Mediterranean lifestyle



From the shores of the Mediterranean to the Mercantour National Park heights, Nice stands out in a colourful and enchanting landscape.

The symbol of the Côte d'Azur way of life and a privileged meeting place since time immemorial, 'Nissa la Bella' is a true postcard setting. Between land and sea, Nice is also a hub of accessibility by land, air and sea, with an International airport, ferries to Corsica and Sardinia, a TGV (French Bullet Train) and local rail services, and three tramway lines for city connections.

The French Riviera capital leaves a mark on our spirits on all levels. It is easy to fall under the old town charms, colourful markets, the beaches, festivals, and above all its priceless natural and architectural heritage reflected in modern day with 5-star hotels along the 'Promenade des Anglais' !

Peace and quiet on the Nice Ouest 'Nice West' Heights

Above all, life on the 'Nice Heights' is taking advantage of an exclusive address which is appreciated on a local level.

Away from the urban hustle and bubble, the Sainte-Marguerite district is set apart by its cosy and refined environment where classy villas set the style and standards.

At the heart of this highly singular living setting, Serenity View is in an idyllic location.

The residence benefits from local transport connections, close to the 'Nice Écovallée' (Sustainable Development Town Planning) and the L3 tramway line.



Supermarket
3 mins by bicycle*



Private
International Lycée
14 mins on foot*



« Les Pervenches »
School
14 mins on foot*



Botanical
Gardens
8 mins by bicycle*



« Raoul Dufy »
School
15 mins by bicycle*



Concert Hall
Palais Nikaïa
5 mins by car*



Shopping Centre
Cap3000
10 mins by car*

The unique privilege of an 'al fresco' lifestyle with stunning views

And what if the key to happiness was sharing special and precious moments in the open air at the heart of dreamlike surroundings ?

Serenity View embraces a natural haven to enjoy the serenity of its location surrounded by greenery and trees providing shade and freshness.

In this peaceful dominion, a shaded swimming pool welcomes you into a world of relaxation.

The surroundings also give highlighted value to the domain parkland and landscapes.

Large terraces and flowered gardens invite you to fully enjoy the relaxed and peaceful surroundings with panoramic views to the surrounding hills.

On the top floor, the sunshine is at its most enjoyable throughout the year with the advantage of distant horizons to the sea.



“ The Serenity View project confirms a contemporary identity all the while incorporating into an urban context. The façades are designed as a dynamic filter with wide openings inviting natural lighting to create fluidity with the natural surroundings.

A mix of verticality, rhythms, and shade, translate as lean architecture in line with the climate and the location of the condominium.”

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Clarissa Barisic
and Vittorio Gregnanin
L'Atelier du Port - Architects



Apartments that combine elegance with exceptional comfort

Serenity View offers a selection of 2 to 4 bedroom apartments, and rooftop apartments drowned in natural light with large bay windows that are sure to touch the comfort zone of the occupants.

In this setting, there is true harmony between all of the rooms that link together naturally. The open kitchen allows for convivial family exchanges and the bedrooms are set aside for maximum quietness.

Each apartment is the reflection of a privileged lifestyle and incomparable living quality. The interior volumes are spacious and intimate with the best quality finishes... Everything has been designed with the smallest details in mind to ensure sustainable living standards for each resident.



Top quality design and features

STYLE : A harmonious and neat lifestyle

- Smooth-gloss white walls and ceilings to provide a lean and bright atmosphere which is adaptable for all interior decoration styles.
- 60 x 60 cm stoneware floor tiles in all rooms for a contemporary and aesthetical style providing strong resistance and durability with easy maintenance.
- Tiled terraces and balconies for elegance and durability with easy maintenance.
- Glazed tiles in the bathrooms and utility rooms with electric towel drying radiators, a washbasin unit with backlight mirror for effectiveness and comfort of ease providing warmth and immediate availability when moving-in.

CONFORT : Amenities and household items designed to make life simple

- Electric blinds with simple controls to benefit from natural light and increased security.
- Collective hot water pump for continuous availability, energy savings and reduced carbon footprint.
- Suspended/wall-mounted toilet bowl for a lean design, hidden cistern and easy cleaning

SECURITY : A fully protected and secure residence to live in a serene environment

- 'Digicode' restricted access to the entrance hallway, videophone and 'Vigik®' access badge to provide reinforced security with an easy to use simple system.
- 'A2P' security-lock main doors for reinforced security against intrusions.
- Secure underground car park accessible with vehicle elevators for easy and secure parking.
- Secure underground bicycle park with easy access; fully protected to encourage sustainable mobility.
- Lifts/elevators to all levels for maximum comfort and accessibility for families, the elderly and/or disabled access.

A virtuous residence signed by Cogedim

ENVIRONMENTAL REGULATIONS



Serenity View is a residence designed under the French RE2020 Regulations in order to regulate the carbon footprint with high performance sustainable energy installations with reduced greenhouse effect and dwellings designed to avoid the strong heats in the summer months.



The NF Habitat Certification is a supplementary voluntary procedure for increased quality control. An independent organisation controls and checks that the condominium responds to the required standards for functionality/ergonomics, thermal comfort, reduced water use, acoustic performance, ventilation, salubrious materials, health & Safety and security.

A combination of regulations and certifications to benefit from :

- Increased comfort for use on a daily basis ;
- Reduced charges for services ;
- Controlled environmental impact ;
- Long-term guarantee for the estate.

The residence is designed to offer pleasant living conditions throughout the year whilst limiting the impact on natural resources.

Comfort in the Summer season is controlled with an intelligent system that considers :

- Greenery landscapes for natural freshness with biodiversity providing peaceful surroundings ;
- Light coloured façades to reduce heat absorption and to stabilise indoor temperatures ;
- Tilt-and-turn windows (only in the bedrooms) for easy mid-season ventilation and reduced air conditioning ;
- Balconies and terraces designed for maximum lighting and controlled direct sunlight for increased outdoor comfort.

Water consumption is controlled by modern systems in each dwelling :

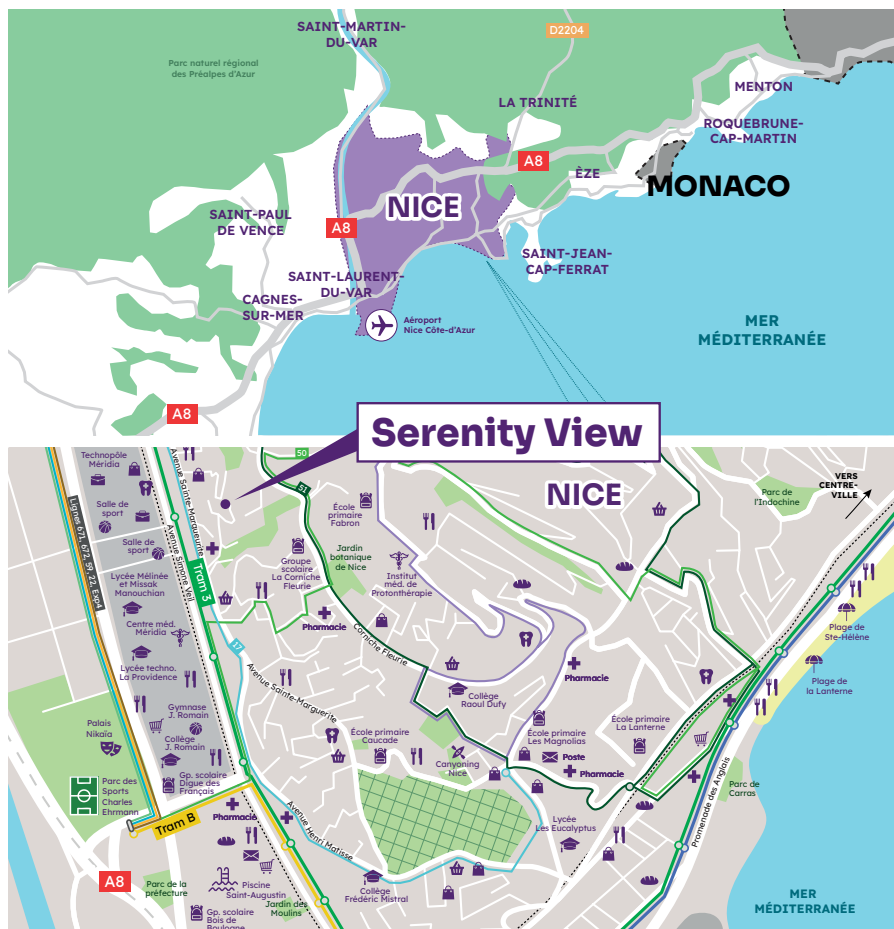
Thermostatic taps, double flush-control toilet cistern, double flow-action taps to reduce water output, all of which help to reduce consumption, costs and natural resources.



Feeling good at home from the first step into the entrance hallway

The entrance hallway and common areas in Serenity View are designed to provide a soft and warm atmosphere with noble and quality features.

Property ownership in the Nice Ouest 'Nice West' Heights



Serenity View

234 avenue Sainte-Marguerite
06200 Nice - FRANCE

BY CAR

- A8 motorway (direction to Antibes/Cannes) 5 minutes by car*
- Promenade des Anglais 7 minutes by car*

TRAMWAY LINE

- « Méridia » station at 650 metres*: L3 line from « Saint-Isidore » to « Grand Arénas » for TER (Express Regional Trains) connections, B and L2 lines

BY BUS

- « Les Olympiades » bus stop at 350 metres*: Line 17 to the « La Lanterne » beach at 20 minutes* by bus

BY TRAIN

- « Nice Saint-Augustin » train station at 8 minutes* by bicycle, to « Nice-Ville » at 5 minutes* and Cannes at 28 minutes

BY PLANE

- « Nice Côte d'Azur » International airport at 8 minutes* by car

*Sources : Google Maps, llignesdazur.com, ter.sncf.com, Nice Town website. Illustrations by Cuthome, non-contractual to provide a view of the architectural project subject to changes. The apartments and terraces, balconies and gardens, are sold and delivered undeveloped, with fixtures, and without furniture and fittings. Photo credits: Adobe Stock Information for natural risks available on the government Géorisques website at www.georisques.gouv.fr. Cogedim, a Limited Liability Company with their head offices at n°87 Rue de Richelieu, 75002 - Paris, France. RCS (Companies House) Paris 054 500 814 - SIRET (Establishment n°) 054 500 814 00063 - Non-contractual document. DO NOT DISPOSE OF WASTE IN PUBLIC SPACES. Designed by: **adjectif**. 10/25.