



WISH NEW SKY HOME

AN ELEGANT MEDITERRANEAN RETREAT WITH A PROVENÇAL SOUL



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WISH NEW SKY HOME
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Welcome to your new countryside haven – a thoughtfully designed four-storey villa that blends timeless elegance with modern-day amenities. Nestled in one of the most refined neighborhoods of Nice, this villa offers a serene escape with panoramic views of the sea, a lush private garden, and a peaceful sense of seclusion. A swimming pool surrounded by greenery completes the idyllic setting.

KEY FEATURES

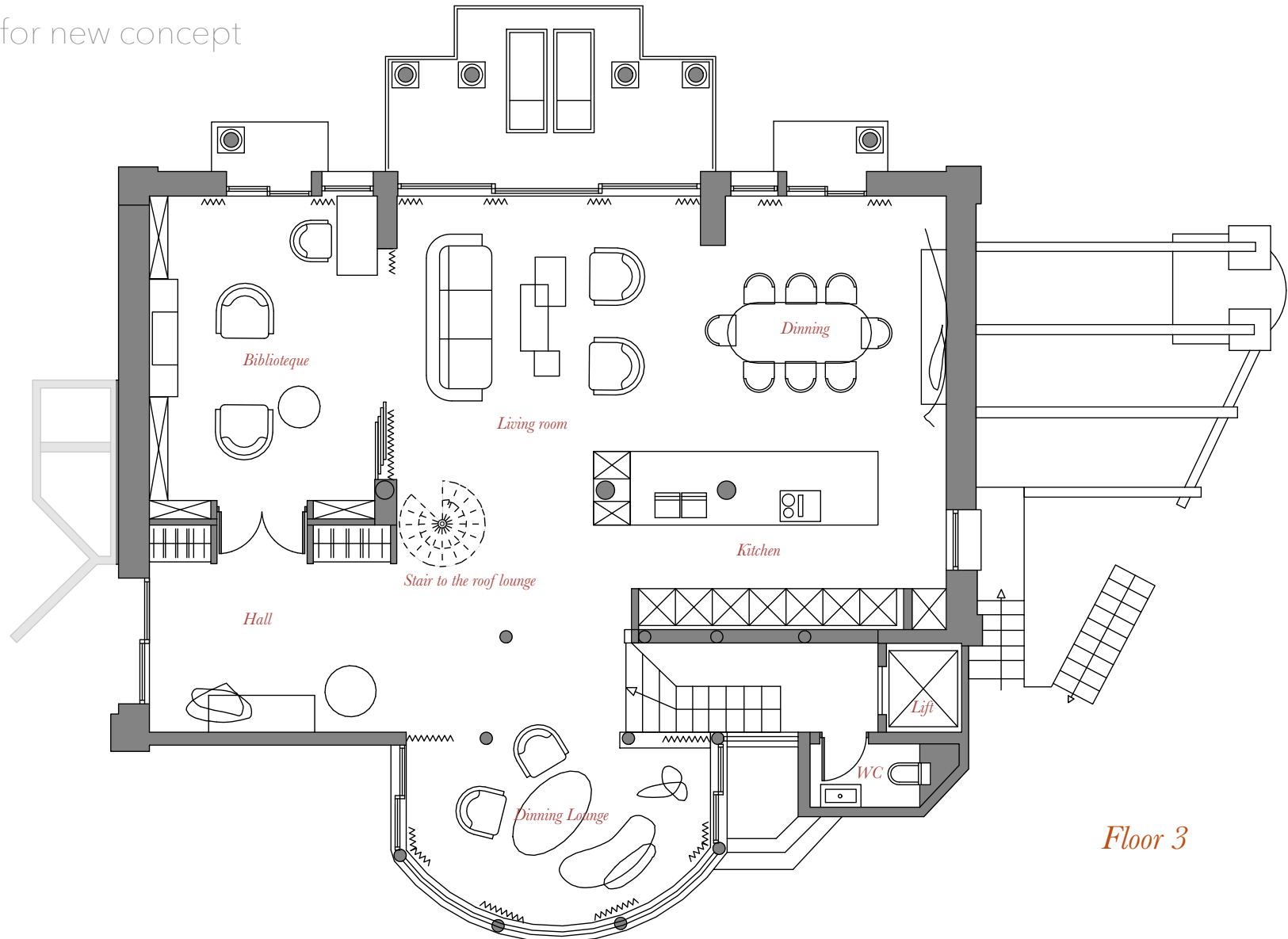
Property Type:	Four-Story Detached House
Living Area:	380 m ²
Plot Area:	~500 m ²
Bedrooms:	4
Bathrooms:	4 + 1 WC
Extras:	Fireplace, Open Kitchen, Home Office, Garden Terrace, Studio
Parking:	Carport for 2 cars



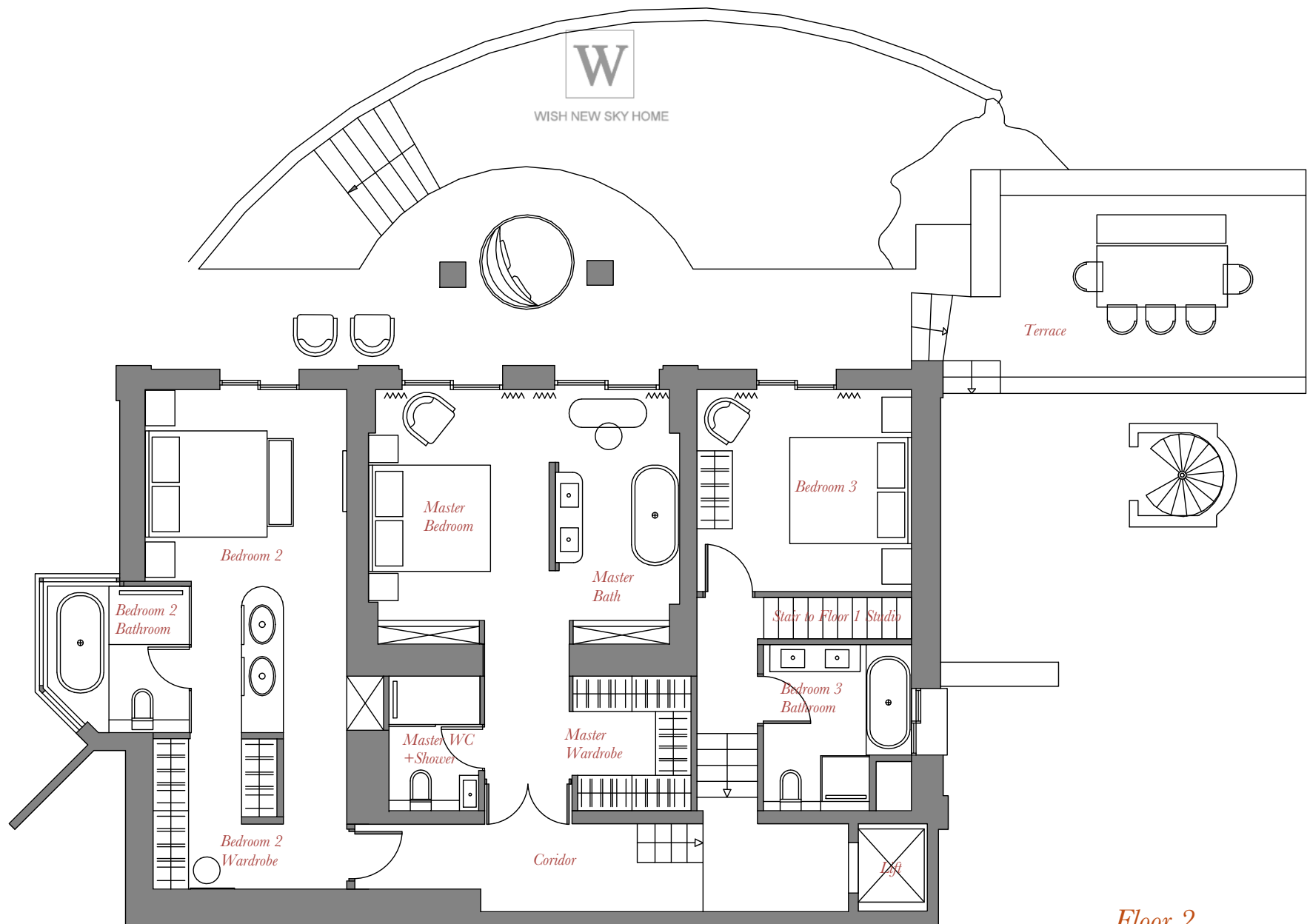


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Floor plans for new concept



Floor 3



Floor 2



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A home of timeless character, where vintage charm meets Mediterranean sophistication. Here, elegance is quiet. It's a space that speaks in textures, art, and curated details, not trends.



Living room with the balcony and bay view

Imagine rooms filled with soft light, aged wood, natural stone, and carefully chosen antiques that tell a story.



Kitchen



Dinning room



Living room



Bibliothèque

These bedroom-suites are sanctuaries of longing and sensation – where softness surrounds you and time gently fades.



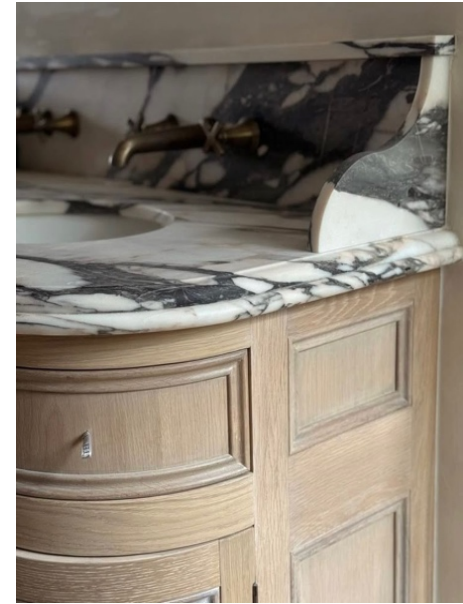
WC guest



Master Bedroom



Master Bathroom



They invite you to drift, to dream, to surrender to the poetry of stillness and touch.



Bedroom 2



Bathroom 2



Bedroom 3



Lounge

They invite you to drift, to dream, to surrender to the poetry of stillness and touch.



Terrasse



Lounge



Facade Style

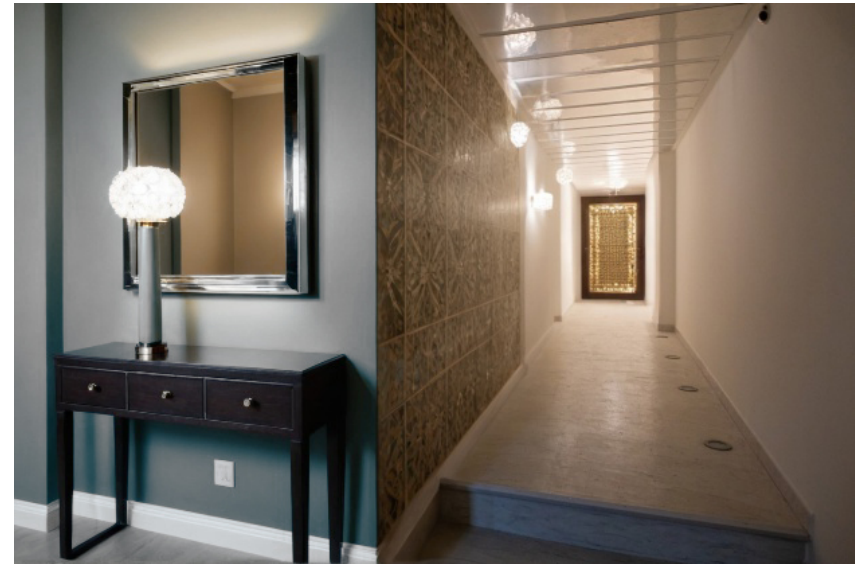


Sun lounge

The entrance areas are designed in a sophisticated style, main entrance leading into a corridor that evokes the feeling of an artistic retreat – and on the back side, a lush garden oasis with an additional private exit from the yard.



Back exit in the garden



Main entrance lobby /corridor



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Renovation Budget Estimation

This estimate reflects the cost of renovation of a 380 m² private villa in the Nice region.



		MIN	MID	FULL
DESIGN & ARCHITECTURE SERVICE		20 000	40 000	50 000
ENGINEERING SERVICE		15 000	20 000	35 000
CONSTRUCTION & MATERIALS, EQUIPMENT OF:				
ENTRANCE ZONE	25 m ²	50 000	50 000	60 000
2 ND FLOOR - BEDROOMS	125 m ²	250 000	250 000	270 000
3 RD FLOOR - LIVING +KITCHEN	125 m ²	-	200 000	260 000
1 RD FLOOR - STUDIO	50 m ²	-	-	80 000
GARAGE+ TECH ROOMS	55 m ²	-	-	20 000
FASSADE RECONSTRUCTION		50 000	50 000	80 000
GARDEN + TERRACE		-	15 000	50 000
MANAGEMENT & SUPERVISION SERVICES		15 000	25 000	45 000
SUM / EURO		400 000	650 000	950 000



Project Scope Options

Minimum Option

Includes the design of the second floor, entrance area, and facade reconstruction.

Mid Option

Includes everything in the Minimum Option, plus the third floor and a partial terrace design.

Full Option

Covers all floors, including the garage and garden/landscape design and customized solutions.

The actual estimated cost for **interior construction**, materials, sanitary equipment, built-in furniture, etc. is **approximately €2,000 per square meter**. The total amount does not include the cost of freestanding furniture and lighting fixtures, nor the work related to their selection and procurement. This service can be integrated into the design and project support phase based on the client's request, overall budget, and selected market segment.

A detailed estimate will be provided during the further development of the project. This includes the refinement of the conceptual design based on the future owner's requirements, the development of construction documentation with detailed specifications listing all materials and suppliers

I would be delighted to offer full design services, including hands-on support and the complete realization of this project.

Architect & Interior designer
Anastasia Vishnevskaya