



## **NICE-Gairaut - luxury new apartments in highly residential sought-after area above town - Ref: GP4**

Absolutely outstanding luxurious apartments for some happy fews offering in a natural surrounding a panoramic view of the town and the sea with easy access to Nice, the Principality of Monaco and Cannes

There are these unsuspected treasures, addresses that one would like to keep to oneself, real-estate gems that one thought had vanished. In an idyllic setting, between the French Riviera's finest beaches and the hinterland with its air of the real France, Here the door opens to a world of absolute luxury. In an unspoilt natural environment overlooking the sea, join the privileged few who were fortunate enough to discover the heights of Gairaut before you, a location of the kind you just don't find anymore in the south of France. In property terms, probably the last rare gem of the French Riviera.

The estate is designed around the old Roman road, now a pedestrian walkway, which crosses the estate from north to south. In the gardens planted with ancient olive and oak trees, numerous Mediterranean tree species grow on the restanques – terraces retained by low dry-stone walls. The landscape architect restored the estate's original beauty, drawing attention to the

pinewood at the entrance, the chapel nestled in a clearing, and the cypress, lime and almond trees. Set in this incredible natural environment, five large twostorey villas are placed so as to provide a view of the sea from each of the apartments within.

Surrounded by all this natural beauty, the architecture is designed to blend discreetly with the landscape. The buildings' clean lines respect the beauty of this estate steeped in history and the contemporary mode of living is in harmony with the timeless Provençal setting. The rendered walls are covered with pergolas, the hallmark of this elegant architectural style. To the west, north and east, minimal openings keep the interior cool. On the south side,



the large picture windows open wide until they disappear completely, blurring the boundaries between inside and outside. With the glass balustrades, one has an unobstructed view as far as the azure horizon and the fixed awnings provide welcome shade.

#### On-site facilities

An address such as this is worthy of every consideration. With a **fitness suite, golf course and tennis court**, the prestigious range of facilities available on site enables you to enjoy your leisure at any time, without leaving home. When you need to cool down, you can take a dip in the infinity-pool, positioned facing the sea, after passing through the regulation security gate.

Oriented towards the Bay of Angels, the apartments are spacious and multiple-aspect, either duplex or all on one level. They each offer superb reception spaces and up to four bedrooms including a master suite with dressing room and private bathroom. Light floods into every room while sliding shutters offer respite in the hottest part of the day. A wine cellar and multiple storage spaces complete the picture, offering all the comfort and convenience one could wish for.

All the apartments open onto magnificent private spaces with panoramic views to relax in the open air. The large terraces are tiered for maximum privacy. The south-facing solariums are up to 135 m<sup>2</sup> with breathtaking sea views stretching from Cap Ferrat to Antibes. Better than a private house, the meticulous care taken over the design of the estate means you

benefit from all the privileges of a holiday home without the burden of maintaining it and keeping it secure. The interior is the epitome of contemporary luxury.

#### **Availability and prices:**

2 bedrooms from 92m<sup>2</sup> to 110m<sup>2</sup>: from € 790.000 to € 1.100.000

3 bedrooms from 107m<sup>2</sup> to 164m<sup>2</sup>: from € 1.420.000 to € 2.250.000

4 bedrooms from 174m<sup>2</sup> to 214m<sup>2</sup>: from € 1.780.000 to € 2.840.000

Adjacent apartments can be joined to obtain larger surfaces



## GENERAL INFORMATION

**Category:** Apartments  
**Condition:** Project  
**Construction Year:** 2017  
**N. of Bedrooms:** 3  
**Total Rooms:** 4  
**Facing:** South  
**Type of Area:** Near town/ village center  
**Type of View:** Sea view

## LOCATION INFORMATION

**Country:** France  
**Region:** Area of Nice-Monaco-St.Paul  
**City:** Nice

## FINANCIAL INFORMATION

**For Sale:** Yes  
**Sales Price:** 1,420,000€  
**Price:** 1,420,000€

## Features

**Interior**  
Air Conditioning  
**Exterior**  
Garden

**Exterior**  
Parking  
**Interior**  
Individual Heating

**Exterior**  
Garage







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