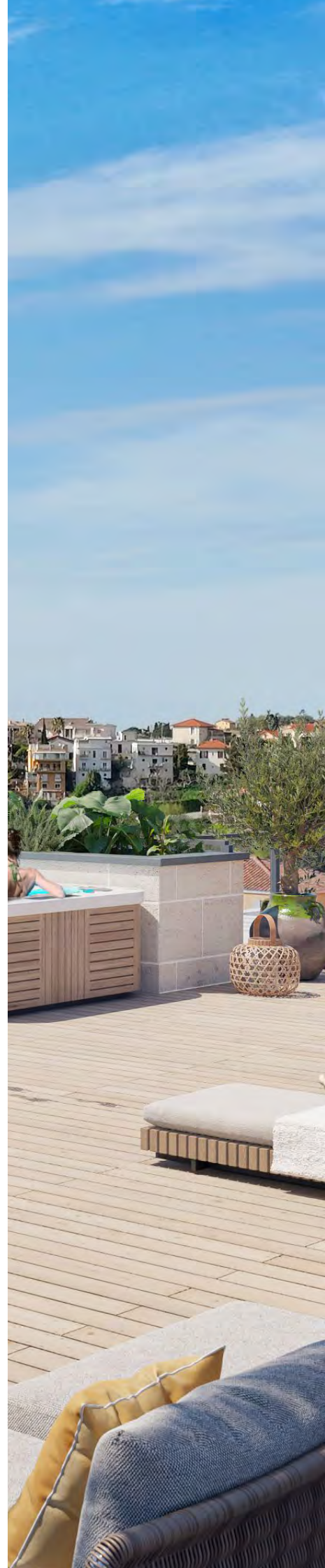


Nice - 06

LE MONTEBELLO

spirit



The Mediterranean
as your horizon



Nice

Sea, sun and art de vivre on the French Riviera



An outstanding region undergoing major transformation

Spanning the Mediterranean, Alpine valleys, and the peaks of the Mercantour National Park, the Nice metropolitan area offers a diverse and contrasting landscape. Its 51 municipalities are united under a shared innovative vision, a first in France.

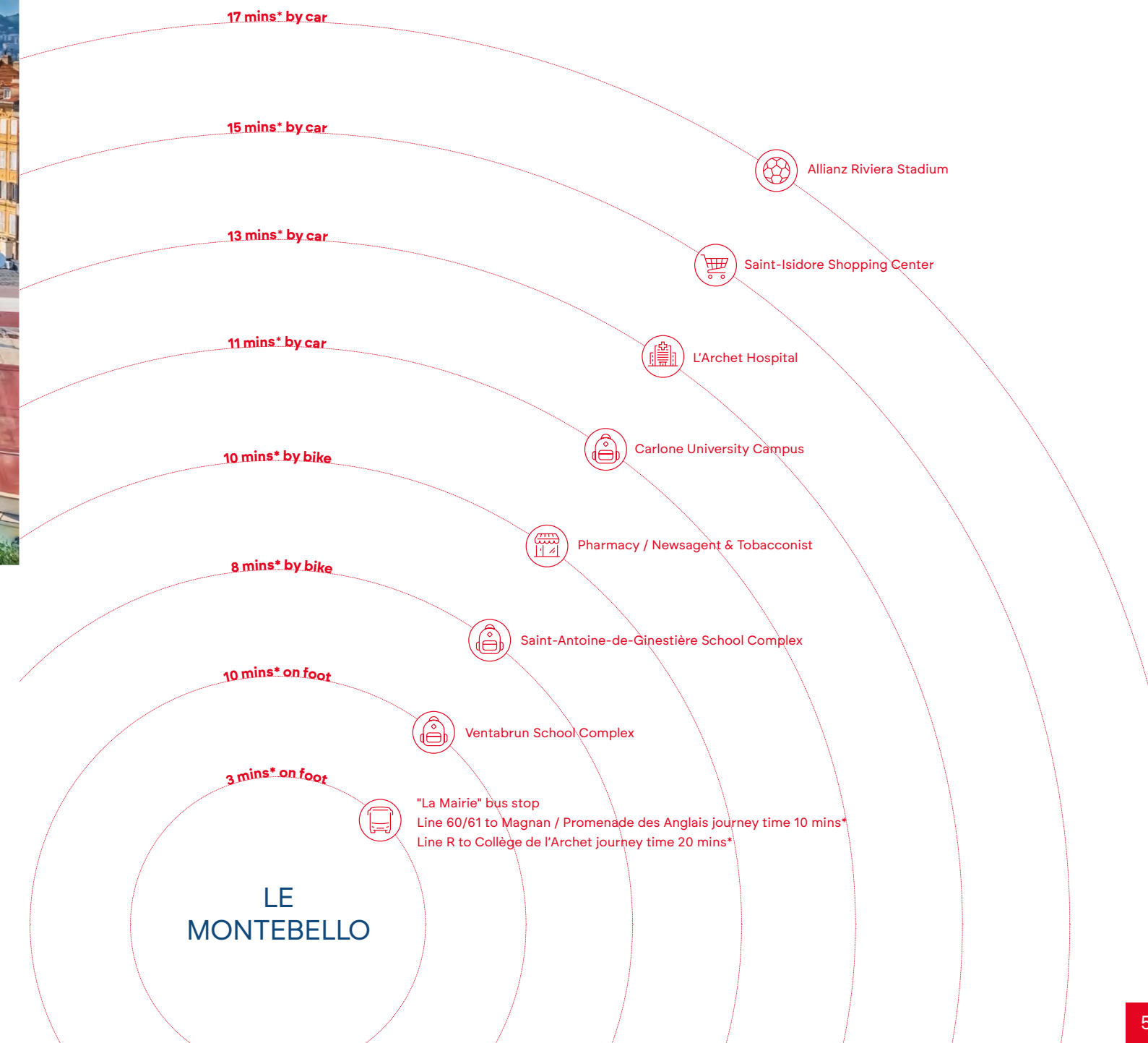
Building on this dynamic, Nice is continuing its modernization program with the planned construction by 2028 of a major multimodal transport hub. The future Nice-Airport bioclimatic station will connect to the French and Italian high-speed rail networks (TGV), regional trains (TER), the international airport, and the new T4 tram line, all within 4,200 sq. m. of green space. The project will ensure the area is well connected and fully integrated in the future.

The Bellet district

Gain a higher perspective

From hills to valleys

Life in the Bellet district, located in the heights of Nice, offers an authentic village-like atmosphere. Bordered by the hills of Saint-Pierre-de-Féric and La Ginestière, Bellet nestles among rolling terrain and winding roads, dotted with beautiful villas, stunning views, and renowned vineyards that are the pride of the local area.





A relaxed lifestyle

It's hard to imagine life under the French Riviera sun without a private outdoor space. At Spirit, we believe in the importance of quality of life. That is why every apartment at the **Montebello** generously extends out into the open air. Whether it is a spacious garden where you can feel the grass beneath your feet, a generous balcony, or a beautiful open-air terrace with lush planters and views of the Mediterranean Sea, art de vivre is integrated at every level.

And who hasn't dreamed of coming home to their own pool? Reserved exclusively for residents, the private pool and sun deck overlook the Mediterranean garden, offering the perfect spot to cool off or soak up the sun, lulled by the sound of chirping cicadas.

CONTEMPORARY ARCHITECTURE - A SOURCE OF WELL-BEING

Architecture that enhances the landscape

Ideally situated on the crest of a hill, discreetly dominating the surrounding landscape, the **Montebello** is architectural design at its finest. Following the natural slope of the land, the single-story residential complex blends seamlessly into its surroundings, preserving the character of the natural environment. Solid load-bearing cut stone from local quarries, fine grain mineral render, aluminum window and door frames, and glass guard rails, combine to create a stunning overall aesthetic. The two predominantly south-facing residential blocks are cleverly spaced and staggered to preserve views and ensure privacy for each apartment.



WELL-BEING ENHANCED BY AN EXCEPTIONAL HOME

Reimagining the art of living

In addition to its flawless interior design, the **Montebello** embodies a philosophy of comfort and well-being. Each apartment features private outdoor spaces - balconies, terraces, or gardens - designed to extend the living area outdoors and provide the ultimate relaxation experience. The choice of premium, durable materials and meticulous finishes reflects a commitment to combining elegance with lasting quality.

Exclusively comprising privately-owned homes, the residence is situated in a quiet, unspoiled setting where every detail is designed to make daily life easier: secure access, convenient parking, and services tailored to both families and professionals. The **Montebello** offers a new type of lifestyle, where aesthetics, functionality, and well-being come together in perfect harmony.



Reinventing the meaning of home

What if the apartment of tomorrow were bright, airy, cozy, and truly family-oriented? With the **Montebello**, Spirit is unlocking the potential of interior architecture at its finest. The residence is made up of an extremely limited collection of just 16 apartments, ranging from 2 to 4 rooms.

Most apartments span the width of the building and feature at minimum dual-aspect layouts offering optimum natural light and ventilation. The abundance of windows and door openings creates multiple viewpoints and enhances the sense of space by bringing the surrounding landscape into the heart of your home.

High-end interior features

Throughout your new home and the residence, the specifications meet the same high standards of quality, comfort, and reliability.

- 60cm x 60cm PORCELANOSA⁽⁴⁾ porcelain stoneware tiling in hallways, living rooms, bedrooms, kitchens, and bathrooms / shower rooms.
- Fully fitted bathrooms featuring 30cm x 90cm PORCELANOSA wall tiles, a vanity unit with mirror, and an electric heated towel rail.
- Wall-hung toilets.
- Aluminum window and door frames.
- 260cm ceiling height.
- Ducted air conditioning/heating system powered by a heat pump.
- Apartment entrance doors fitted with A2P 3-point locks**.
- Secure access via keypad, video intercom, and VIGIK system.

(4) Or equivalent



Spirit Immobilier : designing living spaces to create your future home

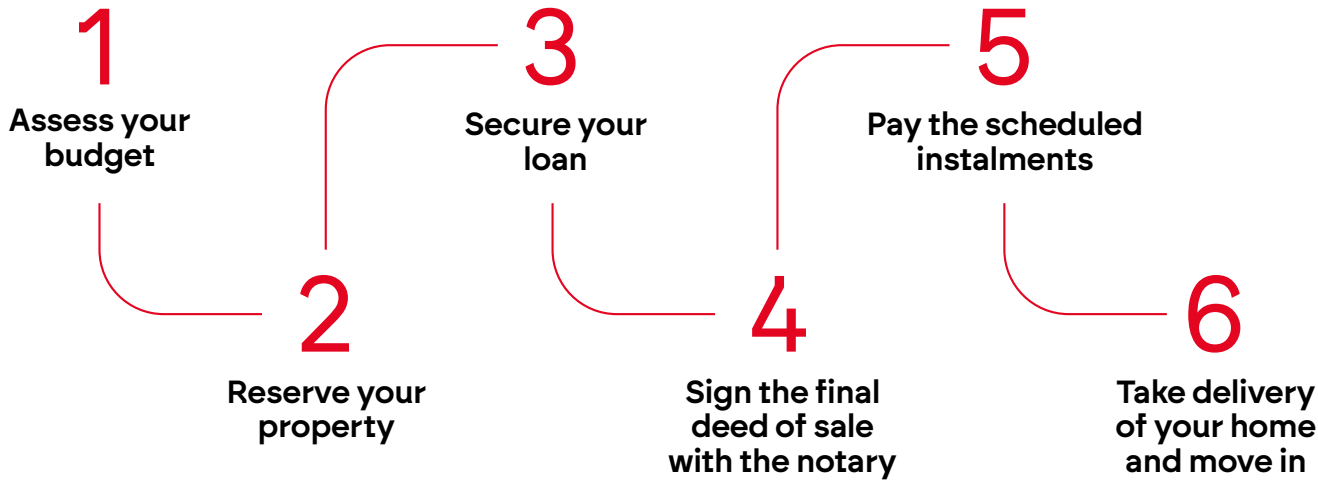


The homebuyers' journey: your project guided every step of the way

We are committed to making homeownership accessible to as many people as possible with complete peace of mind, and our teams are there to support you every step of the way - from reserving your future apartment to its final handover.



What are the stages involved in the property buying process?



Sustainable and accessible residential projects

Spirit Immobilier designs and develops residential properties to enhance families' daily lives. Present right across France, our teams create homes that are tailored to every need, including primary residences, intermediate (middle income) housing, townhouses, and accommodation for students and seniors.

Because our lifestyles are evolving, we place listening at the heart of our approach. We engage in dialogue with residents, local authorities, and community stakeholders to build projects that are harmonious, sustainable, and perfectly integrated into their surroundings. Our objective is simple:

to enable as many people as possible to access quality housing that is comfortable, functional, and affordable. Each residence is built to last, combining architectural elegance and energy efficiency with a focus on the everyday needs of modern living.

Thanks to our multidisciplinary teams and continuous oversight at every stage of the project, we guarantee meticulously crafted real estate developments, designed with professional care and high standards. It is this close relationship with our stakeholders combined with our sector expertise that makes Spirit Immobilier a trusted partner in building your future home.

TWO OF OUR REAL ESTATE DEVELOPMENTS IN THE PROVENCE-ALPES-CÔTE D'AZUR AREA



GOLFE-JUAN (06)
Miramare

294, avenue de la Mer



PÉGOMAS (06)
Les Bastides de Siagne

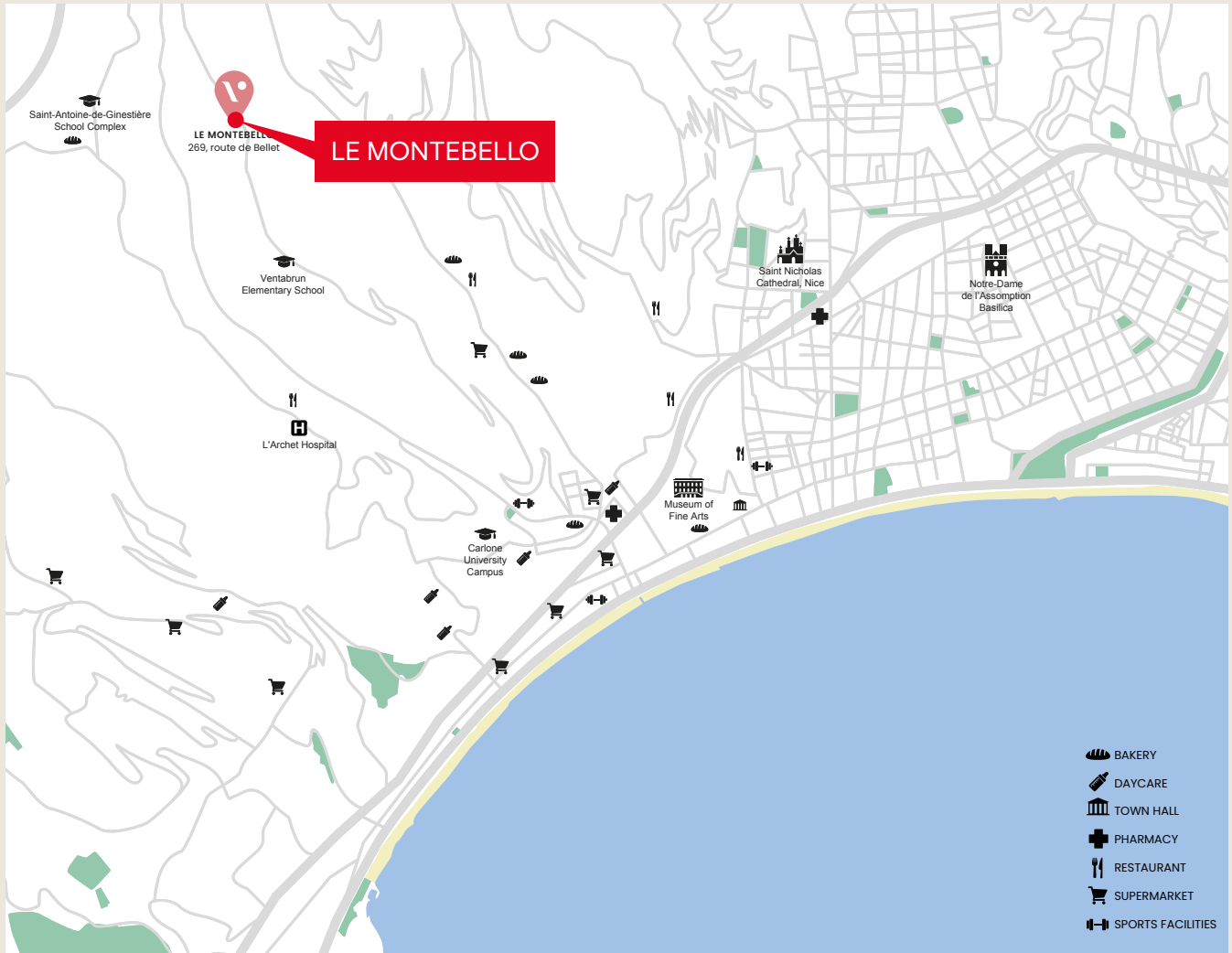
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