



VALMER
SAINT-LAURENT-DU-VAR





EDITORIAL



Living in a Mediterranean Garden by the Sea

Who has never dreamed of making la dolce vita their daily life?

Named **VALMER**, as a tribute to its location, a stone's throw from the coast of the wide blue yonder and backing onto the hills and valleys of St. Laurent, this new residence enables you to embrace the good life peerlessly.

At the heart of a particularly popular neighbourhood, VALMER has inherited an address combining the charm of a Provencal village with that of a luxury seaside resort.

Living here means cultivating a Côte d'Azur lifestyle, on the waterfront and in the shade of olive trees. It is, first and foremost, living in absolute and resolutely modern comfort where nothing is left to chance.

From home to the pool, through the garden with a thousand scents, ending up on the Flots Bleus beach, just a few steps are enough to get the measure of the relaxing atmosphere of the place...

Welcome home.

8 am
Bike ride on the Promenade de la Plage
200 m* away



10 am
Boat trip from the port of
Saint-Laurent-du-Var 500 m* away

1 pm
Meet friends for a sunny lunch on the Promenade des
Flots Bleus beach 200 m* away



4 pm
Go on a shopping trip with the family at
Cap 3000 shopping centre 700 m* away



6 pm
Head to Nice, 17 mins* away, to have an
ice cream on Cours Saleya

10 pm
Take in a lively evening's dancing on the port of
Saint-Laurent-du-Var 600 m* away



Your New Lifestyle by the Baie des Anges

On the edge of Nice, Saint-Laurent-du-Var is one of the most pleasant French municipalities to live in⁽¹⁾.

At the heart of a lively neighbourhood seven days a week, **VALMER** occupies a prime location where the city of tomorrow is taking shape today. People come here to work, exercise, go shopping at Cap 3000 shopping centre, or just have a good time. This mix of uses makes this address one of the most fashionable in the Nice metropolis.

On the Flots Bleus beach, just seven minutes* walk from the residence, the complete Mediterranean lifestyle is available to residents: restaurants, bars, marina, beaches, the day's fishing catch in Cros-de-Cagnes... A real postcard setting at hand!

By 2029⁽²⁾, in the immediate vicinity of **VALMER**, the new Nice Airport bio-climatic station will be fully functional. It will host both French and Italian TGVs, TERs and a station on the new tram line 4 (from Cagnes-sur-Mer to Nice - Grand Arénas) running in front of the residence. All at the heart of 4,200 m² of green spaces⁽³⁾!



Your Exclusive Address Overlooking the Sea

Absolute luxury, **VALMER** offers a privileged few magnificent views of the sea, directly from their terrace.

Day after day, there is the promise of enjoying the infinite nuances of the waters of the Mediterranean. It is, first and foremost, a way to escape the daily grind.

In addition to its magical effect, the panorama from Nice to Antibes, with the beauty of the sea in the distance, is a daily source of well-being and relaxation.





Contemporary Architecture in the Limelight

From first glance, **VALMER** charms with its typical seaside style, referencing the shape of a ship. With the undulating lines of its flowing balconies, symbolising the movement of a wave, the residence is sculpted in a particularly light and airy way.

It showcases sustainable and design materials, such as travertine facing stone, the balustrade glass and aluminum exterior fittings, culminating in the most beautiful effect.

To take its place in the existing landscape, without spoiling it, the residence embraces the natural curve of the land. The emblem of this exceptional new address, a «V» marks the facade in a highly original way. Like a signature, this architectural element introduces **VALMER** boldly and authentically.

It is also, and above all, a reference to the prestigious Vatel hospitality school, which trains tomorrow's executives and leaders who will find here all the peace required for successful higher education.



Architect's Vision

We have designed a sober and elegant architecture, composing a facade punctuated by varied materials, flowing balconies and soft curves, breaking with monotony to create a harmonious transition between volume and use

 DPArchitecture



The Privilege of an Authentic Mediterranean Garden with Swimming Pool

What if the key to happiness was to cultivate a truly exclusive lifestyle?

Living in **VALMER** means enjoying daily green spaces, an orchard converted into terraces and a swimming pool shared by residents, accessible via a footpath blending into an island of freshness.

Here, in an atmosphere safe from the urban hustle and bustle, moments of relaxation give way to pleasant sunbathing in complete privacy.

Olive trees, Aleppo pines, oaks, maples, as well as pomegranate trees, almond trees, fig trees, plum trees, ash trees, hazelnut trees and a

whole palette of aromatic plants... Here, a real organic passageway will take shape.

A delight for the eyes, this contemplative garden with its bright colours also intoxicates you with the mellow sweet scents of annual blossoms, enough to awaken all the senses! With a composting space in addition for recycling your green waste, the residence is perfect to help you review your lifestyle habits to enhance respect for your environment.



A Plant Palette Engaged in the Service of Biodiversity



REMARKABLE TREES
Many olive trees have been retained to maintain the existing plant structure.



LOCAL SPECIES
The emphasis is on Mediterranean plants which stimulate all the senses.



FAVOURING BIODIVERSITY
Everywhere, bird nest boxes have been installed to attract the smaller local fauna.



Feel Inner and Outer Well-Being

Inside, the apartments from studio to four-rooms, put the emphasis on generous volumes, beautiful workmanship in fittings and extensively naturally lit rooms.

Thanks to large bay windows and motorised shutters, the incoming sunlight can be regulated as desired, with the bonus of a most pleasant shaded atmosphere.

The contemporary layout is organised around a beautiful kitchen opening onto the living room, invariably opening onto a wide outdoor space, either a balcony or terrace. These additional outdoor living areas are genuine outdoor lounges where it feels good to spend time.



Feel at Home From the Entrance Hall

The halls and common areas of **VALMER** are the subject of a particularly careful decorative design, offering a soothing and warm atmosphere combining noble and graphic materials.

Our halls, designed by our interior designer as real spaces of transition between public and private life, go beyond just a functional entry, thanks to carefully designed volumes.

All fittings have been designed according to environmental criteria to reduce our carbon impact.



LUXURY SERVICES

COMFORT

- ✦ Motorised roller shutters in all rooms for comfort every day and better light and temperature management.
- ✦ Double glazed windows and bays and aluminum frames for reinforced thermal and acoustic insulation and a quiet and energy-efficient interior.
- ✦ Suspended toilets, with integrated wash-hand basins from the three-room apartments for a sleek space-saving design for a functional, aesthetic and easy-to-maintain bathroom.
- ✦ 60 x 60 cm large-format tiles on the floor of all rooms for a feeling of space and ease of maintenance in an interior that is both practical and elegant.
- ✦ Fully equipped bathrooms and shower rooms, with single or double basins according to plans, mirror, lighting and heated towel-rail to offer a wellness area ready for use, designed for the comfort of all the family.
- ✦ Air conditioning system for an ideal temperature in all seasons, an optimal living comfort throughout the summer period.

SECURITY

- ✦ Enclosed residence secured by videophone and Vigik® tag for daily peace of mind thanks to reliable and modern access control.
- ✦ Landing doors equipped with A2P** security locks for enhanced protection against intrusions and maximum security at home.
- ✦ Secure basement parking, with door opening tag for convenient and protected parking, away from bad weather and external risks.

ENVIRONMENTALLY FRIENDLY CONSTRUCTION

Located in the heart of the Ecovallée, an area of environmental excellence on the Côte d'Azur, our residence benefits from an innovative ecosystem dedicated to the ecological transition and green technologies. This double RE2020 and Écovallée Qualité certification testifies to our commitment to responsible housing, combining modern comfort, energy performance and preservation of the Mediterranean environment.



★ Around You, All the Riches of the Côte d'Azur



Antibes – Juan les pins

Antibes is charming with its fortified old town, its Vauban ramparts, its Provencal market and the Picasso museum in the Château Grimaldi, while Juan-les-Pins dazzles with its sandy beaches, its festive atmosphere and its legendary jazz festival



Saint-Paul de Vence

Iconic hilltop village of the Nice hinterland, charming with its 16th century ramparts, its paved alleys bordered with art galleries and craft studios, and its breathtaking panoramas of the Mediterranean



Nice

Capital of the Côte d'Azur: the Promenade des Anglais runs along the Baie des Anges with its colourful little streets, its flower markets and museums celebrating the city's artistic heritage



Monaco

Sovereign principality of 2 km² nestled between sea and mountain, fascinating for its legendary luxury: the Monte-Carlo Casino, the Prince's Palace, the Port Hercule with sumptuous yachts and the Formula 1 Grand Prix on its legendary streets



Cannes

Between its golden beaches, the charming Suquet district with its historic little streets, its luxury port and its high-end shops, it embodies the refinement and prestige of the French Riviera facing the Lérins Islands



Arénas Business Centre

This modern business district offers a full range of professional services: company registered address, rental of equipped offices, coworking spaces, meeting rooms and administrative services



Bus

400 m* away, «La Passerelle» bus stop, line 9 to Nice-Arénas, line 20 to Nice Garibaldi. **Less than 5 minutes*** walk, «La Belle Étoile» and «France Outremer» bus stops.



Train

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



Motorway

À 5 mins* from junction 49 of the A8 motorway, towards Marseille and Monaco.



Tram - Due in 2028

400 m* from the future «Gare St-Laurent» tram stop. Line 4 will connect Nice / Grand Arénas to the city centre of Cagnes-sur-Mer. Commissioning scheduled for 2026⁽³⁾.



Airport

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

* Sources: Google Maps, subject to traffic and weather conditions. (1) Ranking of «Towns where life is good»: 184th out of 34,795. (2) Article on francebleu.fr, on June 19, 2025. (3) Source Nice Matin of 28/06/2025. MARIGNAN, head office: 132 Av. Pierre Brossolette, 92240 Malakoff - Simplified Joint Stock Company with a capital of €12,000,000, registered SIREN number 438 357 295 and registered in the NANTERRE Trade and Companies Register. Cogedim SAS, 87 rue de Richelieu, 75002 Paris, share capital €30,000,000, RCS PARIS n° 054500814 - SIRET: 054 500 81400 55 - Non-contractual illustrations intended to express an overall architectural intention and subject to adaptation: Visiolab. Apartments and outdoor areas are sold and delivered without fittings and furnishings. For aesthetic reasons, the pool safety equipment is not represented in the illustration. Photo credits: Ello-studio, Shutterstock, Istock – Getty Images, Cap3000. Non-contractual document. © comme une image - 10/2025

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