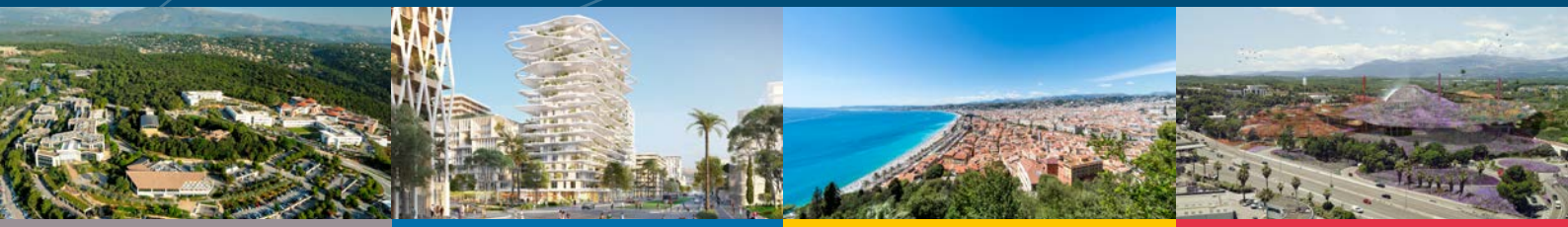


BUSINESS REAL ESTATE



TEAM
CÔTE
D'AZUR

WWW.INVESTINCOTEDAZUR.COM



INVEST IN CÔTE D'AZUR

NICE CÔTE D'AZUR • NICE ÉCO-VALLÉE • SOPHIA ANTIPOLIS

MÉTROPOLE
NICE CÔTE D'AZUR

CCI NICE
CÔTE D'AZUR

NICE
ÉCOVALLÉE

RÉGION
SUD
PROVENCE
ALPES
CÔTE D'AZUR

COMMUNAUTÉ
D'AGGLOMÉRATION
SOPHIA ANTIPOLIS

MAIN REAL ESTATE PROJECTS

-  SOPHIA ANTIPOLIS TECHNOPOLIS
-  GRASSE BUSINESS PARK
-  CANNES BUSINESS PARK
-  NICE ECO-VALLÉE - PROJECT OF NATIONAL INTEREST

DELIVERED PROJECTS (OFFICES)	ONGOING PROJECTS (OFFICES)
NOVA SOPHIA REHABILITATION 6,500 sqm	ARTEPARC 2,150 sqm / 2021
ARCANES 8,500 sqm	BELVEDERE 3,700 sqm / 2021
ARCOLE REHABILITATION 13,300 sqm	CENTRIUM 14,500 sqm / 2020-2022
ARTEPARC 4,350 sqm	FAIRWAY 5,000 sqm / 2020
GARDEN SPACE 8,200 sqm	SKY SOPHIA 9,500 sqm / 2020
	NATURAE 6,250 sqm / 2021
	ECOTONE 31,000 sqm / 2022
	LES CLAUSONNES 20,000 sqm / 2023
	POLE DE L'INNOVATION 10,000 sqm / 2023

NICE MÉRIDIA

DELIVERED PROJECTS	ONGOING PROJECTS
ANIS 6,700 sqm BUSINESS OFFICES	JOIA MERIDIA 73,500 sqm HOUSING - RETAIL - BUSINESS OFFICES - HOTELS / 2020-2025
SKY VALLEY 3,600 sqm BUSINESS OFFICES - RETAIL	CAMPUS SUD DES MÉTIERS 24,000 sqm BUSINESS OFFICES HOUSING / 2021
THE CROWN 11,000 sqm BUSINESS OFFICES	INPHYNI 6,500 sqm BUSINESS OFFICES LABORATORIES / 2021
IMREDD 5,000 sqm BUSINESS OFFICES - LABORATORIES	
PALAZZO MÉRIDIA 7,900 sqm BUSINESS OFFICES	

NICE CENTRE

DELIVERED PROJECTS
PASTEUR 2 81,000 sqm - UNIVERSITY HOSPITAL CENTER (CHU)
GARE DU SUD 25,600 sqm - RETAIL - HOUSING CINEMA
ONGOING PROJECTS
ICONIC / GARE THIERS 18,300 sqm BUSINESS OFFICES - HOTELS RETAIL & SERVICES / 2021
EUROPEAN CITY OF HEALTH INNOVATION 7,000 sqm BUSINESS OFFICES - HOUSING SERVICES / 2022

GRAND ARÉNAS

DELIVERED PROJECTS
CONNEXIO 11,500 sqm BUSINESS OFFICES
ONGOING PROJECTS
UNITY 20,500 sqm BUSINESS OFFICES - HOTELS RETAIL / 2020
NEO 13,600 sqm BUSINESS OFFICES - HOTELS RETAIL / 2020
NOUVEL'R 29,000 sqm BUSINESS OFFICES - HOTELS - RETAIL TOURISM AND STUDENT ACCOMODATION HOUSING / 2021
AIR PROMENADE 25,000 sqm BUSINESS OFFICES - HOTELS RETAIL - HOUSING / 2022
GRAND CENTRAL 35,000 sqm BUSINESS OFFICES - HOTELS RETAIL - HOUSING / 2022-2023
PÔLE D'ÉCHANGES MULTIMODAL PALAIS DES EXPOSITIONS

ONGOING PROJECTS
LA VILLETTE 40,000 sqm BUSINESS OFFICES - RETAIL HOUSING / 2023



AVAILABLE SITES FOR YOUR IMPLEMENTATION ON THE CÔTE D'AZUR

MÉTROPOLE NICE CÔTE D'AZUR > NICE ÉCO-VALLÉE

DELIVERED

2020

ONGOING

COMING SOON



TRAMWAY LINE 2 & 3 LAUNCHED

West/East: Grand Arenas & Meridia <-> Airport <-> City Center
North/South: Airport <-> Eco-quartier St Isidore

NICE CITY CENTER



PASTEUR 2
CHU Pasteur 2
(81,000 sqm)



GARE DU SUD
mixed-use development
(25,600 sqm)

NICE MÉRIDIA (Plaine du Var)



ANIS
business office concept
(6,700 sqm)



PALAZZO
business offices
(7,900 sqm)



SKY VALLEY
offices and retail
(3,600 sqm)



IMREDD : Mediterranean Institute
of Risk, Environment and Sustainable
Development (5,000 sqm)

GRAND ARÉNAS



CONNEXIO
business offices
(11,500 sqm)

LE ROGUEZ (Nice Écovallée)



LE ROGUEZ
business park for industrial
activities (15,000 sqm)

NICE CITY CENTER



ÉCO QUARTIER LE RAY
mixed-use development with
sports facilities (28,000 sqm)
and urban park (2,8 ha)



ICONIC (GARE THIERS)
retail park mixed-use
with hotel & restaurants
(18,300 sqm)

GRAND ARÉNAS



UNITY
business offices & retail
with 2 hotels (20,500 sqm)



NEO
mixed-use development and hotel
(13,600 sqm)



AIR PROMENADE
mixed-use development and hotels
(25,000 sqm)



NOUVEL'R : business offices,
residential, student and tourism
accommodations, retail (29,000 sqm)

NICE MÉRIDIA (Plaine du Var)



INPHYNI : Nice Physics Institute -
labs, education facilities
(6,500 sqm)



CAMPUS SUD DES MÉTIERS
education facilities and student
accommodations (24,000 sqm)

ST-ISIDORE (Plaine du Var)



ÉCO QUARTIER ST-ISIDORE
mixed-use development
incl. IKEA (55,000 sqm)

NICE CITY CENTER



**EUROPEAN CITY
OF HEALTH INNOVATION**
emblematic building (7,000 sqm)

NICE MÉRIDIA (Plaine du Var)



JOIA MERIDIA
housing and retail
(73,500 sqm)

GRAND ARÉNAS



GRAND CENTRAL
mixed-use development
with student accommodations
(35,000 sqm)

CAGNES-SUR-MER



LA VILLETTE
mixed-use development
(40,000 sqm)

AVAILABLE SITES FOR YOUR IMPLEMENTATION ON THE CÔTE D'AZUR

SOPHIA ANTIPOLIS

DELIVERED

2020

ONGOING

COMING SOON

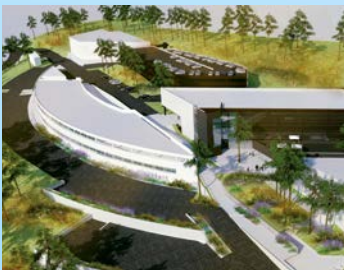
SOPHIA ANTIPOLIS



LES ARCANES (SERCIB)
business offices spread
over 3 buildings (8,500 sqm)



ARTEPARC SOPHIA (ARTÉA)
business offices spread
over 2 buildings (4,350 sqm)



ARCOLE (BMG)
business offices spread
over 7 buildings (13,300 sqm)



GARDEN SPACE (VALIMMO PROMOTION)
business offices spread
over 3 buildings (8,200 sqm)



NOVA SOPHIA (COURTIN REAL ESTATE)
business offices spread
over 3 buildings (6,500 sqm)

SOPHIA ANTIPOLIS



ARTEPARC SOPHIA (ARTÉA)
business offices spread
over 1 building (2,150 sqm)



BELVEDERE (VALIMMO PROMOTION)
business offices spread
over 1 building (3,700 sqm)



SKY SOPHIA (LAZARD)
business offices spread
over 2 buildings (9,500 sqm)



CENTRIUM (COURTIN REAL ESTATE)
business offices, retail & services
spread over 4 buildings (14,500 sqm)



FAIRWAY (NEXITY/STENA REALTY)
business offices spread
over 4 buildings (5,000 sqm)

SOPHIA ANTIPOLIS



LES CLAUSSONNES (CIE DE PHALSBURG)
business offices, hotel,
retail & services (100,000 sqm)



NATURAE (COURTIN REAL ESTATE)
business offices spread
over 2 buildings (6,250 sqm)



PÔLE DE L'INNOVATION
Innovation Center
(10,000 sqm)



ECOTONE (CIE DE PHALSBURG)
business offices, hotel
and services (40,000 sqm)



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A dedicated team to support your investment projects on the Côte d'Azur



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