

APARTMENT - 6 PIÈCE(S) - 171 M<sup>2</sup>

3 500 000 €



DESCRIPTIF DETAILLE

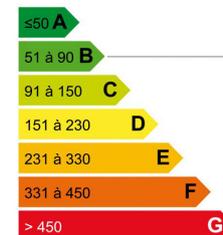
Ref : BS-10469

<b>Surface :</b>	171 M <sup>2</sup>	<b>Etage :</b>	1st
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	NC
<b>Etat :</b>	Good condition	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	6	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	5	<b>Eau chaude :</b>	Individual
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	1
<b>Surface séjour :</b>	33.41 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	4 725,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC

CAP DE NICE : This exceptional apartment with a magical sea view is located in one of the most luxurious residences in the sector, with admirable common areas and gardens, a sumptuous swimming pool, caretaker and 24-hour surveillance. On two main levels, it offers a corner living room opening onto a large terrace, kitchen and separate utility room, 2 large en-suite bedrooms with wardrobes and shower room with WC, 2 other bedrooms, 1 cabin bedroom, 1 large bathroom and a shower room, as well as plenty of storage space. All the rooms, with the exception of the cabin bedroom, open onto beautiful terraces with a view of the park of the condominium, the sea, and Cap Ferrat as a backdrop. The apartment has a solarium, a cellar and a garage. Fees of 5% included at the expense of the seller.

**PRESTATIONS :** Air-conditioning, Double glazing, Sliding windows, Electric awnings, Electric shutters, Irrigation sprinkler, Outdoor lighting, Fire alarm system, Lift, Optical fiber, Alarm system, Caretaker, Electric gate, Security door, Video security, Videophone, Swimming pool

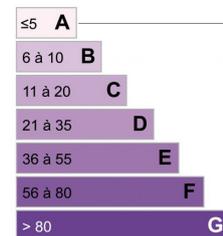
Logement économe



80

Logement énergivore

Faible émission de GES



2

Forte émission de GES