

APARTMENT - 5 PIÈCE(S) - 163 M²

3 150 000 €



DESCRIPTIF DETAILLE

Ref : LB-11300

Surface :	163 M ²	Etage :	Top floor
Style immeuble :		Exposition :	East, West, South
Etat :	Good condition	Vue :	Panoramic
Pièces(s) :	5	Chauffage :	Underfloor
Chambre(s) :	4	Eau chaude :	Individual
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	1
Surface séjour :	47.7 M ²	Cave :	1
Balcon(s) :	NC	Taxe foncière :	4 189,00 €
Terrasse(s) :	1 M ²	Charges :	NC

NICE PROMENADE DES ANGLAIS : Exclusive - Rare and unique !

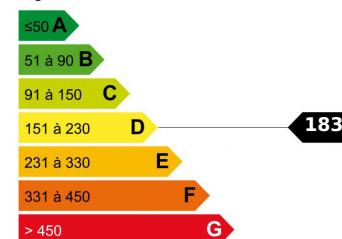
Ideally located on the famous Promenade des Anglais, on the top floor of a Art Deco building with caretaker and 2 elevators, sublime 163sqm duplex Penthouse with 193sqm of deep terraces offering a 360° panoramic view of the Baie des Anges from Cap Ferrat to Cap d'Antibes.

In perfect condition and very bright with its triple South, West and East exposure, this exceptional apartment consists of the main level of a 45sqm rotunda living room offering a breathtaking view of the Mediterranean with its 6 bay windows, a fully equipped independent contemporary kitchen opening onto a loggia, a master bedroom with its shower room and toilet, two bedrooms, a bathroom with toilet and separate toilet. All the rooms open onto two beautiful terraces of 30sqm and 11sqm. Upstairs, an office space, a fourth bedroom, a shower room with toilet give access to the 150sqm rooftop with a unique view of "La Grande Bleue".

A closed and secure garage with a cellar completes this property.

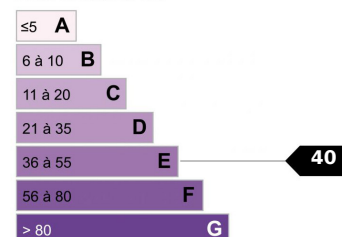
A privileged location for certainly one of the most beautiful penthouses in Nice, close to all the

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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amenities of the Promenade des Anglais. Agency fees included at the expense of the seller.

PRESTATIONS : Air-conditioning, Double glazing, Sliding windows, Internet, Electric awnings, Lift, Optical fiber, Caretaker, Security door, Videophone