

## APARTMENT - 3 PIÈCE(S) - 90.02 M²

890 000 €

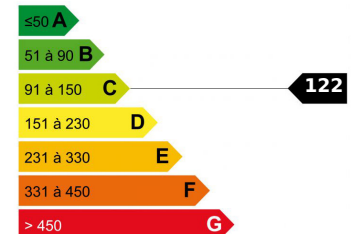


## DESCRIPTIF DETAILLE

Ref : PHA-11039

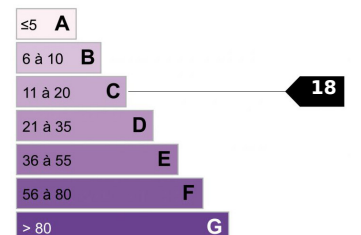
<b>Surface :</b>	90.02 M²	<b>Etage :</b>	3rd
<b>Style immeuble :</b>	Contemporain	<b>Exposition :</b>	West
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	3	<b>Chauffage :</b>	Air-conditioning
<b>Chambre(s) :</b>	2	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</b>	2	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	1
<b>Surface séjour :</b>	40.06 M²	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	1 786,00 €
<b>Terrasse(s) :</b>	1 M²	<b>Charges :</b>	NC

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE MONT BORON : On the penultimate floor of a small secure luxury residence with lift, near bus stop, with easy access to the city center and Monaco.

Versace atmosphere and a sublime blend of elegance for this luxurious 3-room apartment facing West - East, of 90sqm, with a deep terrace, balcony, garage and cellar.

Result of a meticulous renovation, with 60x60 porcelain stoneware floors, facing West, a spacious 40sqm living room and a beautiful master bedroom en suite with its superb Versace bathroom extend onto a 22 sqm deep terrace with a view of the hills of the Chateau de Nice, Baie des Anges and Estérel in the background.

Facing east, a hallway with cupboards and a real dressing room distributes an equally chic and elegant bathroom with toilet, a white lacquered fitted kitchen with granite and quartz worktop, as well as a 2nd bedroom with opening storage, both opening on balcony of 5sqm overlooked greenery.

For total comfort, Daikin sheathed reversible air conditioning with 4 Air Zone systems, centralized light closure and shutters, champagne aluminum frame with double glazing, sliding door, etc...

Superb sunsets at the rendezvous. Agency fees of 5% included at the expense of the seller.

Agence NP Promenade

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**PRESTATIONS :** Water softener, Air-conditioning, Double glazing, Aluminum window, Sliding windows, Internet, Electric awnings, Irrigation sprinkler, Outdoor lighting, Lift, Optical fiber, Safe, Intercom, Security door