

## APARTMENT - 5 PIÈCE(S) - 157.63 M²

1 480 000 €



### DESCRIPTIF DETAILLE

Ref : LF-11194

|                         |                     |                        |                     |
|-------------------------|---------------------|------------------------|---------------------|
| <b>Surface :</b>        | 157.63 M²           | <b>Etage :</b>         | Top floor           |
| <b>Style immeuble :</b> | Récent              | <b>Exposition :</b>    | East, West          |
| <b>Etat :</b>           | Excellent condition | <b>Vue :</b>           | Hills, City, Garden |
| <b>Pièces(s) :</b>      | 5                   | <b>Chauffage :</b>     | Air-conditioning    |
| <b>Chambre(s) :</b>     | 4                   | <b>Eau chaude :</b>    | Individual          |
| <b>Bains/Douches :</b>  | 2                   | <b>Parking(s) :</b>    | NC                  |
| <b>Toilette(s) :</b>    | 1                   | <b>Garage(s) :</b>     | 1                   |
| <b>Surface séjour :</b> | 39.81 M²            | <b>Cave :</b>          | NC                  |
| <b>Balcon(s) :</b>      | NC                  | <b>Taxe foncière :</b> | 1 976,00 €          |
| <b>Terrasse(s) :</b>    | 3 M²                | <b>Charges :</b>       | NC                  |

NICE PORT : 200 meters from the Port area, on the top floor of a luxury residence, superb and spacious 4/5 room duplex apartment of 190sqm (157.63sqm Carrez law) with large terrace of 20sqm facing West and overlooking the park of the residence, palm trees, fountain, and hill of the Castle.

The entrance serves a beautiful living room and a fully equipped open plan kitchen with pantry/laundry room on terrace, two beautiful bedrooms en suite on veranda and terrace facing East benefiting from pretty views. Upstairs, a living room/office space and a bedroom en suite. This elegant air-conditioned apartment with quality services offers two full bathrooms, a shower room, a dressing room, storage in the bedrooms, and a guest toilet.

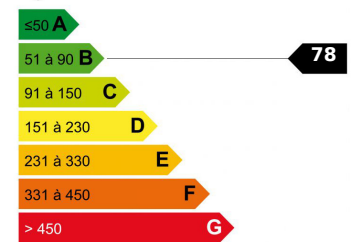
It is quiet and in the immediate vicinity of shops, the tram, the beach and all the tourist and cultural center of interest.

Possibility of acquiring an additional garage.

Agency fees included at the seller's expense.

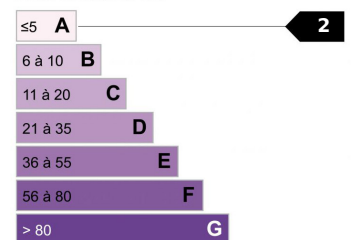
**PRESTATIONS :** Air-conditioning, Double glazing, Electric awnings, Electric shutters, Outdoor lighting, Condominium garden, Lift, Electric gate, Videophone, Security door, Sliding windows

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES