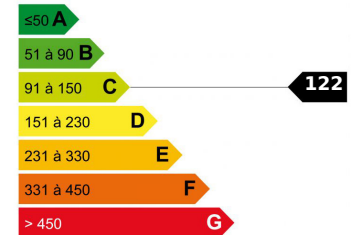


## APARTMENT - 3 PIÈCE(S) - 90.02 M²

890 000 €



Logement économe



122

Logement énergivore

### DESCRIPTIF DETAILLE

Ref : TA-11273

Surface :	90.02 M²
Style immeuble :	Contemporain
Etat :	Excellent condition
Pièces(s) :	3
Chambre(s) :	2
Bains/Douches :	2
Toilette(s) :	NC
Surface séjour :	40.06 M²
Balcon(s) :	NC
Terrasse(s) :	1 M²

Etage :	3rd
Exposition :	West
Vue :	Panoramic
Chauffage :	Air-conditioning
Eau chaude :	Collective
Parking(s) :	NC
Garage(s) :	1
Cave :	1
Taxe foncière :	1 786,00 €
Charges :	NC

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.

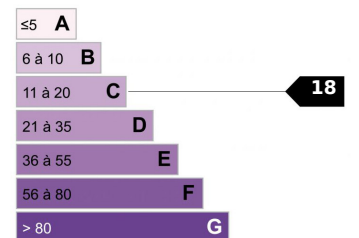
Result of a meticulous renovation, with 60x60 porcelain stoneware floors, facing West, a spacious 40sqm living room and a beautiful master bedroom en suite with its superb Versace bathroom extend onto a 22 sqm deep terrace with a view of the hills of the Chateau de Nice, Baie des Anges and Estérel in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

Faible émission de GES



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Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

**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