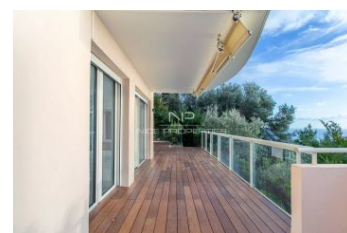


APARTMENT - 4 PIÈCE(S) - 136.26 M²

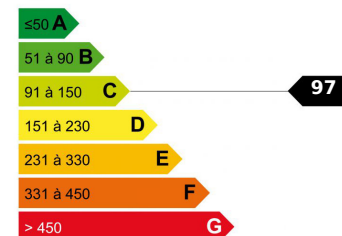
2 300 000 €



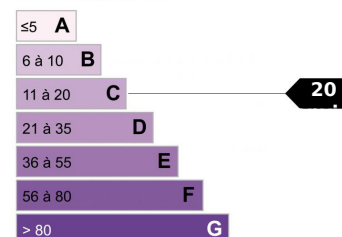
Surface :	136.26 M²
Style immeuble :	MODERNE
Etat :	Excellent condition
Pièces(s) :	4
Chambre(s) :	3
Bains/Douches :	1
Toilette(s) :	NC
Surface séjour :	58.62 M²
Balcon(s) :	NC
Terrasse(s) :	1 M²

Etage :	Garden level
Exposition :	South-west
Vue :	Panoramic
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	2
Garage(s) :	NC
Cave :	1
Taxe foncière :	NC
Charges :	NC

Logement économe



Faible émission de GES



Forte émission de GES

ROQUEBRUNE-CAP-MARTIN / HAMEAU: Discover this real estate gem, a 138 sq m 4-room apartment with high-end amenities, offering an exceptional living environment overlooking the Mediterranean.

A light-filled living space: From the moment you enter, you'll be captivated by the spacious living room featuring large-format marble-effect flooring, lending elegance and modernity to the entire space. Large bay windows flood the room with natural light and create a seamless flow between indoors and outdoors. The apartment boasts beautifully designed ceilings with integrated lighting (spotlights and cove lighting) and a discreet ducted air conditioning system.

Breathtaking outdoor spaces: The true highlight of this property lies in its two immense exotic wood terraces. These veritable additional living spaces offer breathtaking panoramic views of the sea, the coastline, and the Principality of Monaco. Glass railings allow you to enjoy this spectacle without any visual obstruction, not to mention the landscaped garden.

This garden-level apartment combines the comfort of a private outdoor space with the security and commanding views of a high floor. A rare find on the market, ideal for those who appreciate expansive vistas. Two parking spaces and a cellar are included in the price.

Agence NP Masséna

10 rue Masséna

06000 Nice

Tél : +33 (0)4 93 01 50 00

Email : info@nice-properties.fr

Agency fees of 5% are included and payable by the seller.

PRESTATIONS : Air-conditioning, Double glazing, Aluminum window, Electric awnings, Double flow ventilation, Electric shutters, Irrigation sprinkler, Fence, Outdoor lighting, Fire alarm system, Lift, Optical fiber, Digicode, Caretaker, Security door, Videophone