

APARTMENT - 3 PIÈCE(S) - 83.03 M<sup>2</sup>

1 290 000 €



DESCRIPTIF DETAILLE

Ref : 11422

<b>Surface :</b>	83.03 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>	Récent	<b>Exposition :</b>	West, South
<b>Etat :</b>	New	<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>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	1
<b>Surface séjour :</b>	43.03 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	1 800,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC

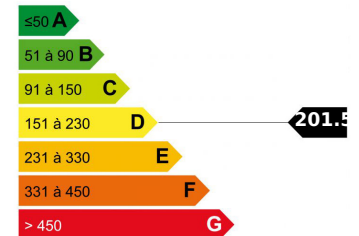
NICE / MONT BORON: Located on the top floor of a prestigious residence with a caretaker, this elegant 84 m<sup>2</sup> apartment is attractive because of its high-end features, exceptional brightness, and meticulous finishes.

The living area, spacious and flooded with light, is arranged around a contemporary open-plan kitchen with a central island. It extends onto a pleasant 11 m<sup>2</sup> terrace offering a spectacular panoramic view of the sea and the city of Nice.

Entirely redesigned with taste, the apartment benefits from custom furnishings, refined carpentry, and plenty of built-in storage that give the whole a both elegant and functional atmosphere.

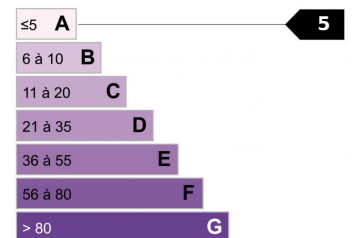
The sleeping area includes two bedrooms, including a superb master suite. Each has its own bathroom with an Italian shower, toilets, and perfectly integrated storage, combining comfort and privacy.

Logement économe



Logement économe

Faible émission de GES



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)

A secure garage and a cellar complete this rare property, ready to move in without any work.

Its privileged location allows quick access to shops and amenities, while only 10 minutes from Nice city center, 20 minutes from the international airport, and 15 minutes from Monaco.

An exceptional property offering an exclusive lifestyle amid sea, city, and the Azure Hills.

Information on the risks to which this property is exposed are available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

**PRESTATIONS :** Double glazing, Lift, Concierge, Digicode, Caretaker, Intercom, Sliding windows