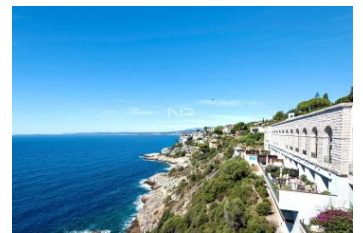


APARTMENT - 4 PIÈCE(S) - 0 M²

4 490 000 €



DESCRIPTIF DETAILLE

Ref : LF-11494

Surface :	0 M²	Etage :	Garden level
Style immeuble :	Récent	Exposition :	South-west
Etat :	Excellent condition	Vue :	Panoramic
Pièces(s) :	4	Chauffage :	Air-conditioning
Chambre(s) :	2	Eau chaude :	Individual
Bains/Douches :	2	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	NC	Cave :	1
Balcon(s) :	7.9 M²	Taxe foncière :	NC
Terrasse(s) :	1 M²	Charges :	NC

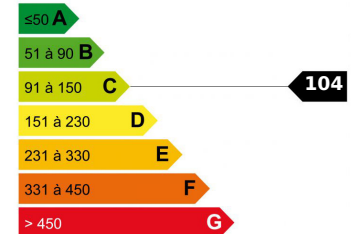
NICE MONT BORON CAP DE NICE: In the heart of a historic residence offering a unique living environment, with private access to the sea, landscaped gardens, an iconic pool, and a fully secured environment, we present this elegant 161 m2 duplex.

Accessible from the third floor, it consists of a double living room with an open kitchen, extended by a generous terrace offering a panoramic view of the Mediterranean where you can admire beautiful sunsets.

Upstairs, the sleeping area includes a beautiful master suite with a dressing room and bathroom, as well as a second bedroom with a shower room. A renovation whose creation of a third bedroom is planned for early October to finish at the end of the year.

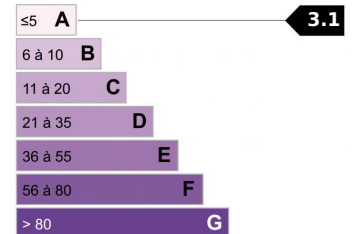
The property also benefits from a long balcony facing the sea, extended by a private garden, a particularly rare asset within the residence.

Logement économe



Logement énergivore

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

A parking space and a cellar complete this property.

A rare address combining heritage, privacy, quality amenities, and direct access to the sea, in the heart of one of the most iconic residences on the Côte d'Azur.

Fees included paid by the seller.

Information on the risks to which this property is exposed is available on the Georisques website.

PRESTATIONS : Air-conditioning, Double glazing, Sliding windows, Electric awnings, Lift, Alarm system, Caretaker, Intercom, Security door, Security service, Video security, Condominium pool