COLDWELL BANKER
EUROPA REALTY

Apartment Nice 153 m²



SALE PRICE : 1 190 000 €

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standingrealty@coldwellbanker.fr

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DESCRIPTION

153 m² Top-Floor Apartment in Prestigious Residence with Pool – Cimiez
Located close to Clinique Saint-Georges and shops, this spacious 4-room apartment, in good overall condition, is set within a prestigious residence with a swimming pool, in a quiet cul-de-sac.

With a generous surface area of 153 m², it boasts three terraces and a superb private 140 m² rooftop solarium, directly accessible from the apartment.

It comprises an entrance hall, a bright living room with fireplace, a spacious dining room, an independent kitchen, three bedrooms, two shower or bathrooms, separate toilets, and a walk-in closet.

Each room opens onto an outdoor space, offering a great sense of openness and unobstructed views.

Two cellars and a garage complete this rare property.

Seller's fees apply.
Monthly charges: €653.
Property tax: €4,344
Information on property risks is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	153.44 m²	Property tax:	€4.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

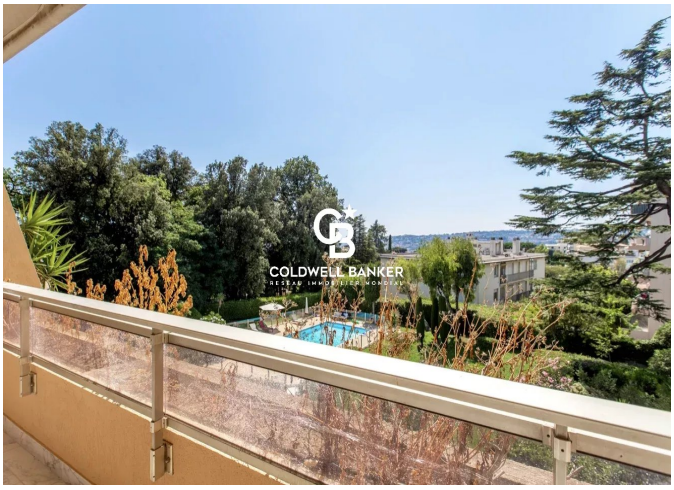
Energy performance diagnosis (EPD): D 180

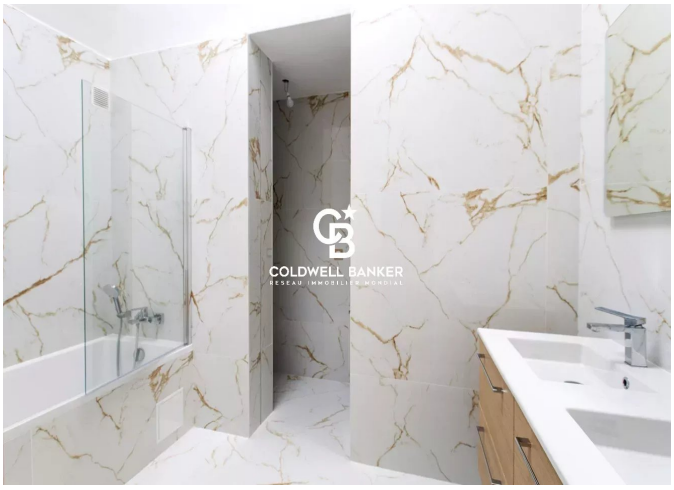
Greenhouse gas emissions (GHG) index: D 35

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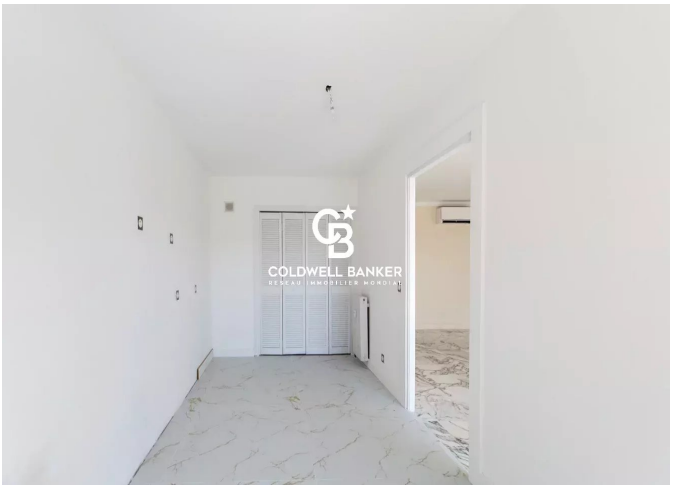
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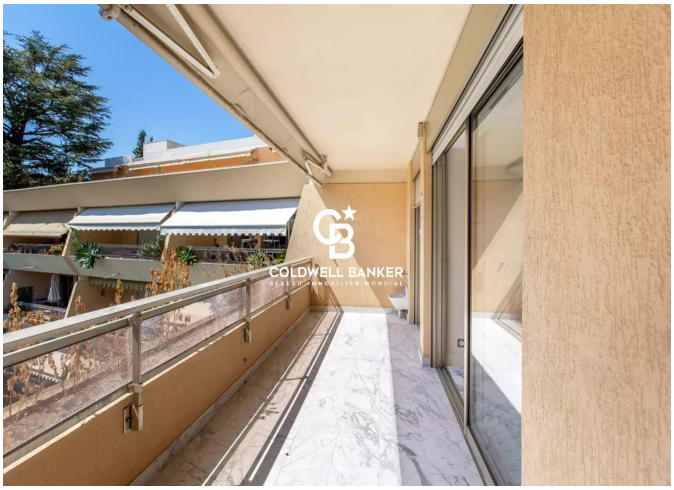
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