COLDWELL BANKER
EUROPA REALTY

Apartment Nice 136 m²



SALE PRICE : 935 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

NICE GARIBALDI - PORT : In the sought-after Port district, just 50 metres from Place Garibaldi and tram lines 1 and 2, this elegant apartment occupies the 4th and penultimate floor of a quality Niçoise building with lift access. Overlooking Place du Pin, it enjoys a beautiful, open outlook towards the hills of Mont Boron, with a predominantly south-easterly aspect.

Offering 137 sq m of living space, this superb five-room apartment is distinguished by its generous proportions, 3.05-metre ceilings and ten large windows, creating an exceptional sense of natural light. Renovated in 2023, it combines contemporary elegance with character, featuring parquet flooring, integrated Daikin air conditioning with the Airzone system, double glazing, a reconstituted stone worktop, a wine cellar and a carefully considered level of finish throughout.

The property comprises a 37 sq m reception room with gently curved lines, enhanced by a fireplace with insert, a separate fully fitted kitchen, a principal bedroom with dressing room and shower room with WC, a second en-suite bedroom with wardrobe and shower room, together with two further bedrooms featuring bespoke fitted wardrobes. A third shower room, separate WC and plentiful storage complete the accommodation.

Elegant, light-filled and exceptionally pleasant to live in, the apartment enjoys a privileged location, allowing residents to make the most of the Port district while being within easy walking distance of shops, restaurants, public transport and Nice’s principal attractions.

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FEATURES

Property type:	Apartment	Area:	136.89 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	5 rooms	Number of bedrooms:	4 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 237

Greenhouse gas emissions (GHG) index: B 7

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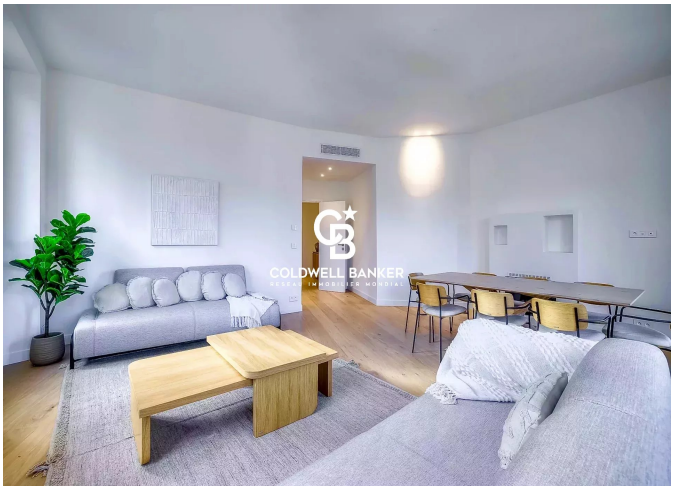
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