COLDWELL BANKER
EUROPA REALTY

# Apartment Vallauris 146 m²




SALE PRICE : 859 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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## DESCRIPTION

In the heart of a privileged setting, within an elegant and exclusive residence comprising only three co-owners, discover this spacious duplex apartment of over 145 m², featuring 6 rooms and offering breathtaking panoramic views of the Mediterranean Sea.

This rare address guarantees an exclusive lifestyle, combining serenity, privacy, and prestige.

Flooded with natural light thanks to its main southern and eastern exposures, the property enjoys exceptional brightness, enhancing its generous volumes and creating a warm atmosphere from sunrise to sunset.

This exceptional apartment captivates with its spacious layout, outstanding potential, and exclusive living environment, a true living masterpiece that accompanies every moment of the day.*

Served by a private elevator, the property offers a vast reception area opening onto the terraces and the sea, three bedrooms, an office with Mediterranean views, a walk-in dressing room, and an independent laundry room.

Residents benefit from rare amenities: a swimming pool set within a magnificent landscaped park, a fitness room, and meticulously maintained outdoor spaces, ensuring peace and privacy.

For absolute comfort, the property also includes a double enclosed garage and a cellar.

Its strategic location allows quick access to shops and everyday amenities, the port of Golfe-Juan, the main business hubs of Sophia Antipolis, and Nice International Airport, making this property as practical as it is exceptional in the heart of the French Riviera.

Contact us to arrange a private viewing.

Honoraires à la charge de l'acquéreur
Pourcentage honoraires 5%
Prix Net Vendeur 818 095,24€
Taxe foncière : 1543 € par an
Charges : 1 812 €/trimestre
Nombre de lots dans la copropriété : 10
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | Apartment | Area: | 146.69 m² | Elevator: | Oui |
| Number of units: | 3 | Property tax: | €1.00 | Number of rooms: | 6 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): C 144

Greenhouse gas emissions (GHG) index: C 16

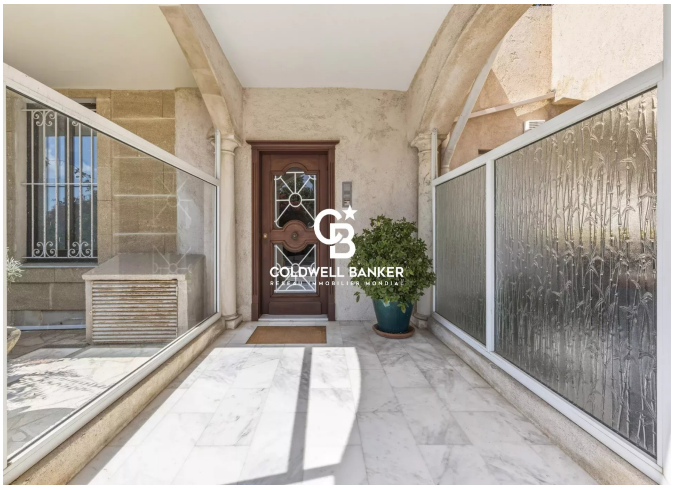
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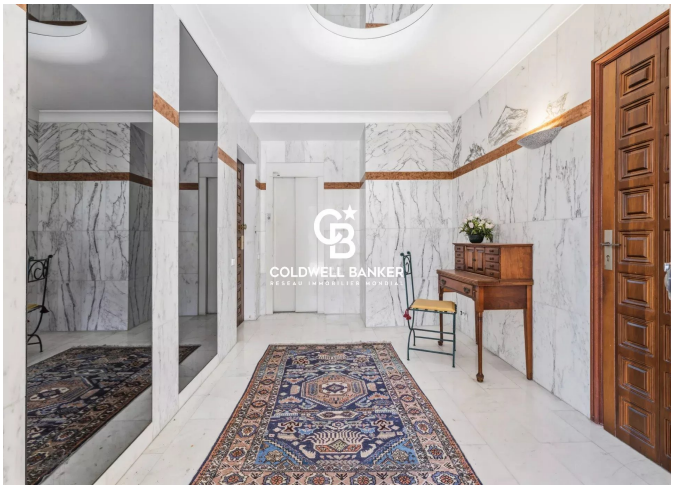
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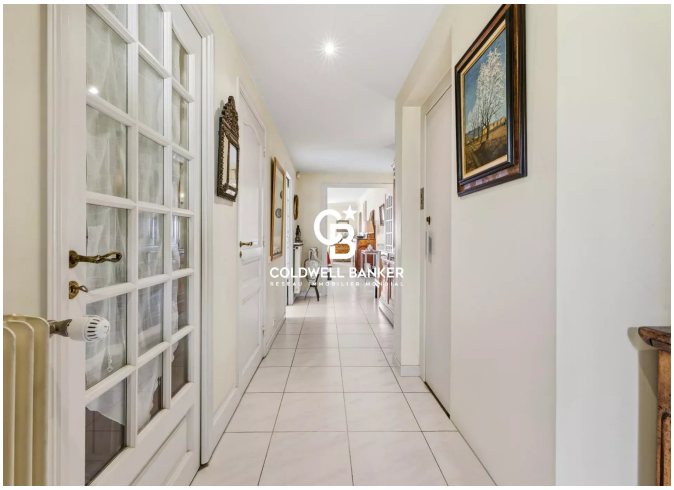
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