COLDWELL BANKER
EUROPA REALTY

Apartment Villeneuve-Loubet 103 m²



SALE PRICE : 2 835 000 €

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11 rue Chauvain
France, 06000, Nice

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DESCRIPTION

An Infinite Horizon. The Rare Feeling of Living Aboard a Private Yacht.

At Marina Baie des Anges, crowning L'Amiral, the iconic building of this legendary architectural development, an exceptional penthouse awaits, completely renovated to the highest standards of luxury.

Its name alone evokes a remarkable history. Under the influence of Richelieu and later Louis XIV, the flagship became a symbol of prestige, power and influence.

Today, this maritime heritage takes on a unique dimension within L'Amiral, where the architecture and sweeping vistas create an incomparable sensation: that of truly living aboard a yacht, while enjoying the comfort and privacy of an exclusive private residence.

From the moment you arrive via the secure elevator, the experience is unmistakably exclusive.

The panoramic terrace is one of the property's outstanding features. Facing the Mediterranean, the eye sweeps across a spectacular horizon, from the surrounding mountain ranges to the shores of the French Riviera and as far as the Italian coastline.

A magnificent panorama, enhanced by the ever-changing coastal light, accompanies every moment of the day.

The renovation, completed to an exceptionally high standard, lends the entire property a contemporary elegance and a level of comfort befitting this iconic address.

- An Exclusive Lifestyle at the Heart of Marina Baie des Anges -

The residence benefits from a 24-hour, 7-day-a-week concierge and security service, providing a privileged living environment every day.

A true seaside destination, Marina Baie des Anges offers access to its marina and a wide range of nautical activities, with the possibility of mooring a private yacht. Numerous amenities are also available on site, including restaurants, convenience stores and shops.

The development also features a 4-star hotel with a spa and swimming lagoon, a restaurant, a bar and a private beach, allowing residents to extend this experience of well-being in an enchanting Mediterranean setting.

Another particularly sought-after privilege is direct access to Marina Baie des Anges beach from the building, making it wonderfully easy to reach the seafront.

Two garages, including one double garage, together with a cellar, complete the amenities of this rare property.

- A Highly Desirable Location -

Situated between Cannes and Monaco, Marina Baie des Anges enjoys a particularly sought-after location on the French Riviera.

Its proximity to Nice International Airport makes both domestic and international travel effortless, making this an ideal residence for local and international buyers alike.

A rare balance of accessibility, the Mediterranean art of living and close proximity to the Riviera's most iconic destinations.

- An Invitation to Set Sail -

More than a penthouse, this is a truly exceptional lifestyle experience.

A distinctive address for those seeking the exclusivity of an iconic setting, the elegance of an outstanding renovation and the enduring emotion of an endless horizon.

An invitation to cast off, without ever compromising on the comfort of an exceptional private residence.

Contact us to arrange a private viewing.

Charges de copropriété : 640€ par mois
Copropriété composée de 260 lots d'habitation
Taxe foncière : 3 627€
Pas de procédures en cours
Honoraires à charge vendeur

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	103.43 m²	Elevator:	Oui
Number of units:	1	Property tax:	€3.00	Number of rooms:	3 rooms
Number of bedrooms:	2 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 198

Greenhouse gas emissions (GHG) index: B 7

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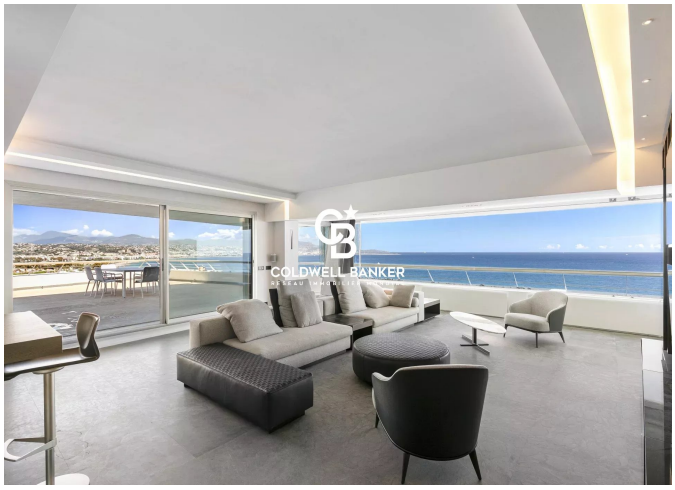
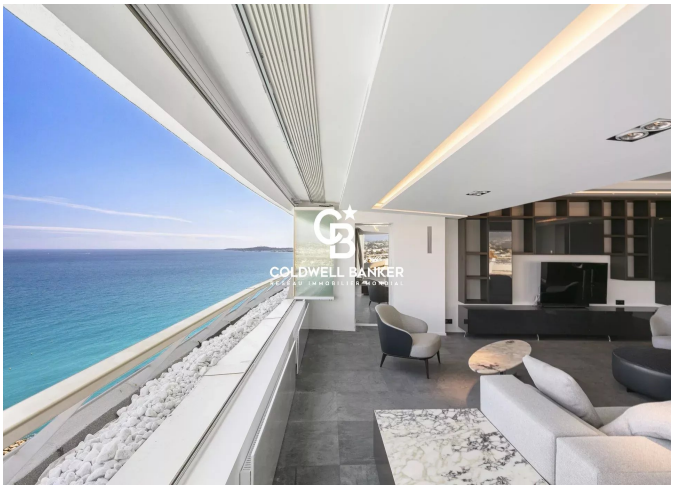
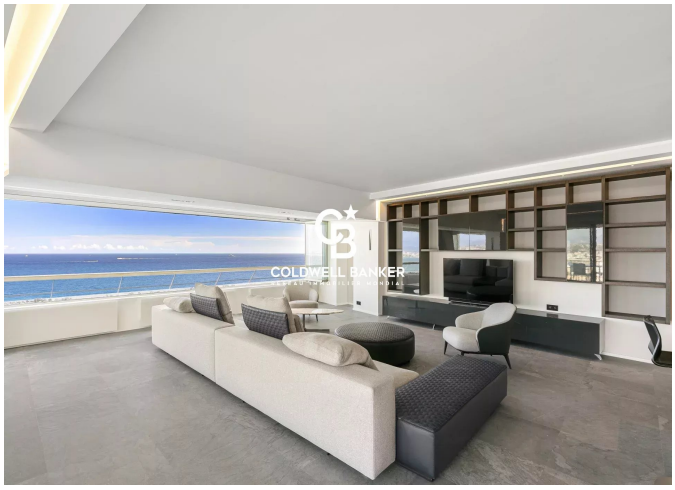

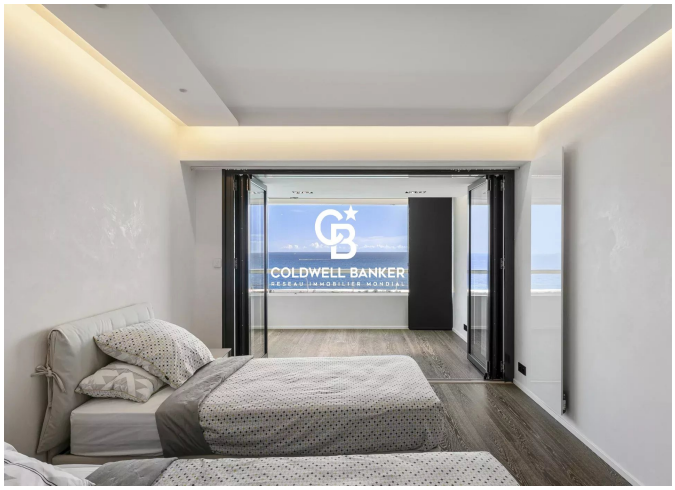

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