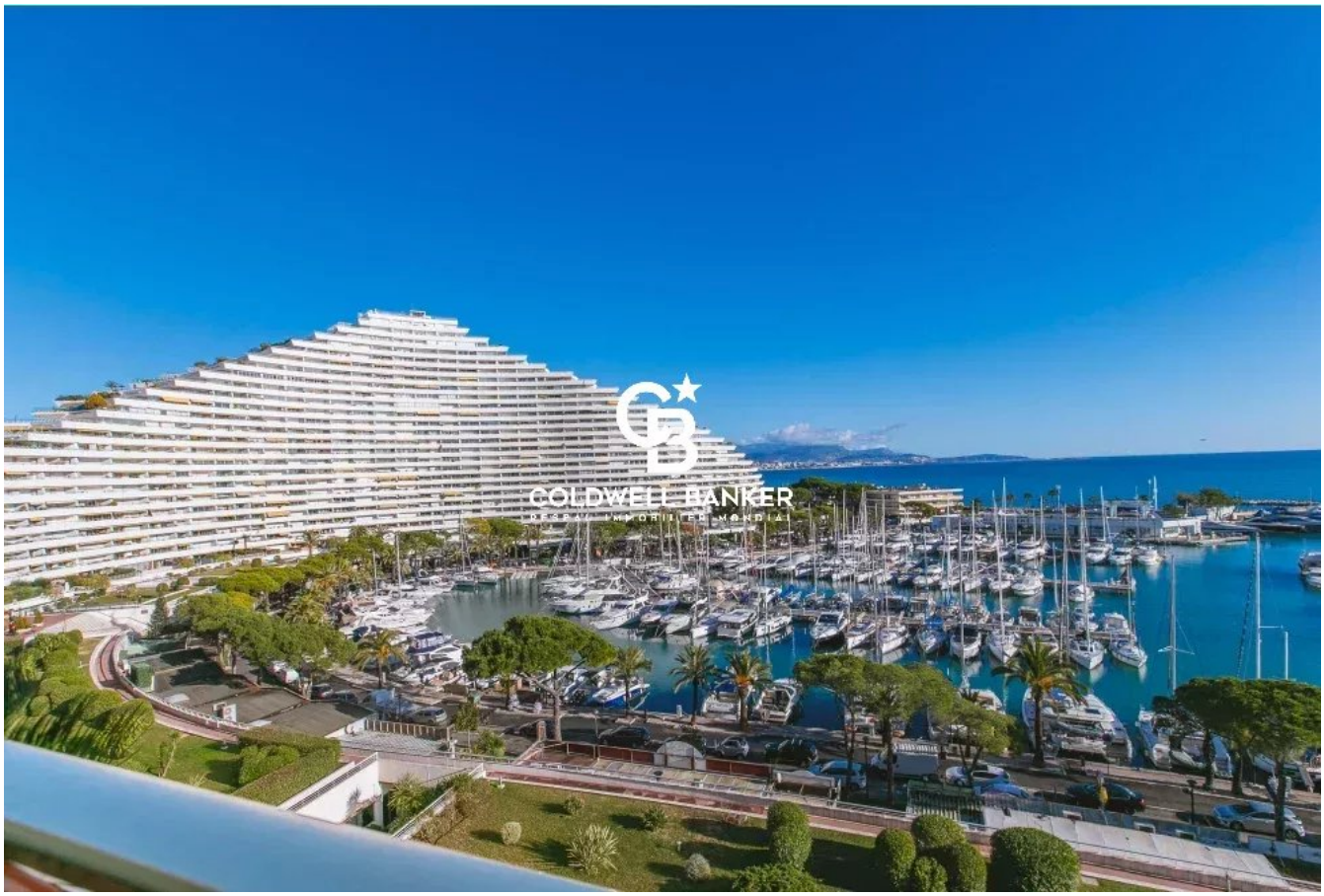
COLDWELL BANKER
EUROPA REALTY

Apartment Villeneuve-Loubet 90 m²



SALE PRICE : 999 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

ULTRA-LUXURY 2-BEDROOM APARTMENT, FULLY RENOVATED
MARINA BAIE DES ANGES – VILLENEUVE-LOUBET

Located within the prestigious Commodore residence, ideally set on the seafront facing the Marina, in a secure environment with caretakers and concierge service, discover this outstanding 90 sqm two-bedroom apartment on the 5th floor, entirely renovated to a high standard and featuring full air conditioning throughout.

The apartment opens onto an elegant entrance leading to a spacious living room extended by a large deep terrace, a true outdoor living area. The modern, fully equipped kitchen perfectly complements the reception space.

The sleeping area offers two beautiful bedrooms, one with direct access to the terrace, a bathroom, a shower room with WC, and separate guest toilets.

An exceptional address for an apartment boasting spectacular sea views, in the heart of one of the most sought-after areas, with quick access to Nice International Airport.

A cellar completes this rare property.

Garage available at extra cost.

Agency fees of 5% included, payable by the seller.
Service charges: €1,200 per quarter.
Property tax: €1,984.

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

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FEATURES

Property type:	Apartment	Area:	90.22 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

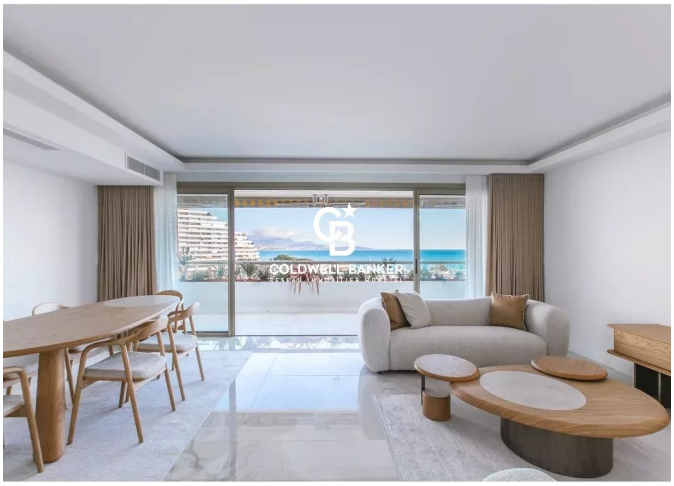
Energy performance diagnosis (EPD): D 201

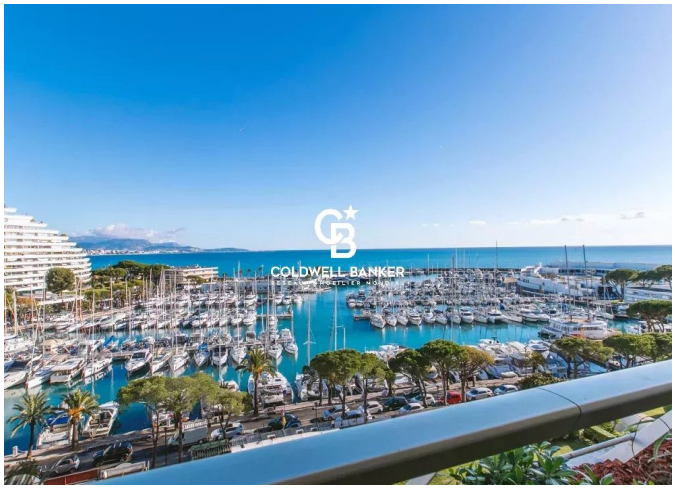
Greenhouse gas emissions (GHG) index: B 7

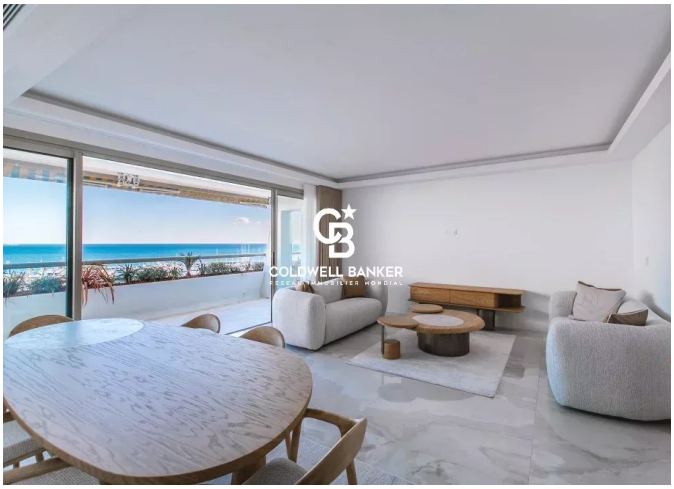
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