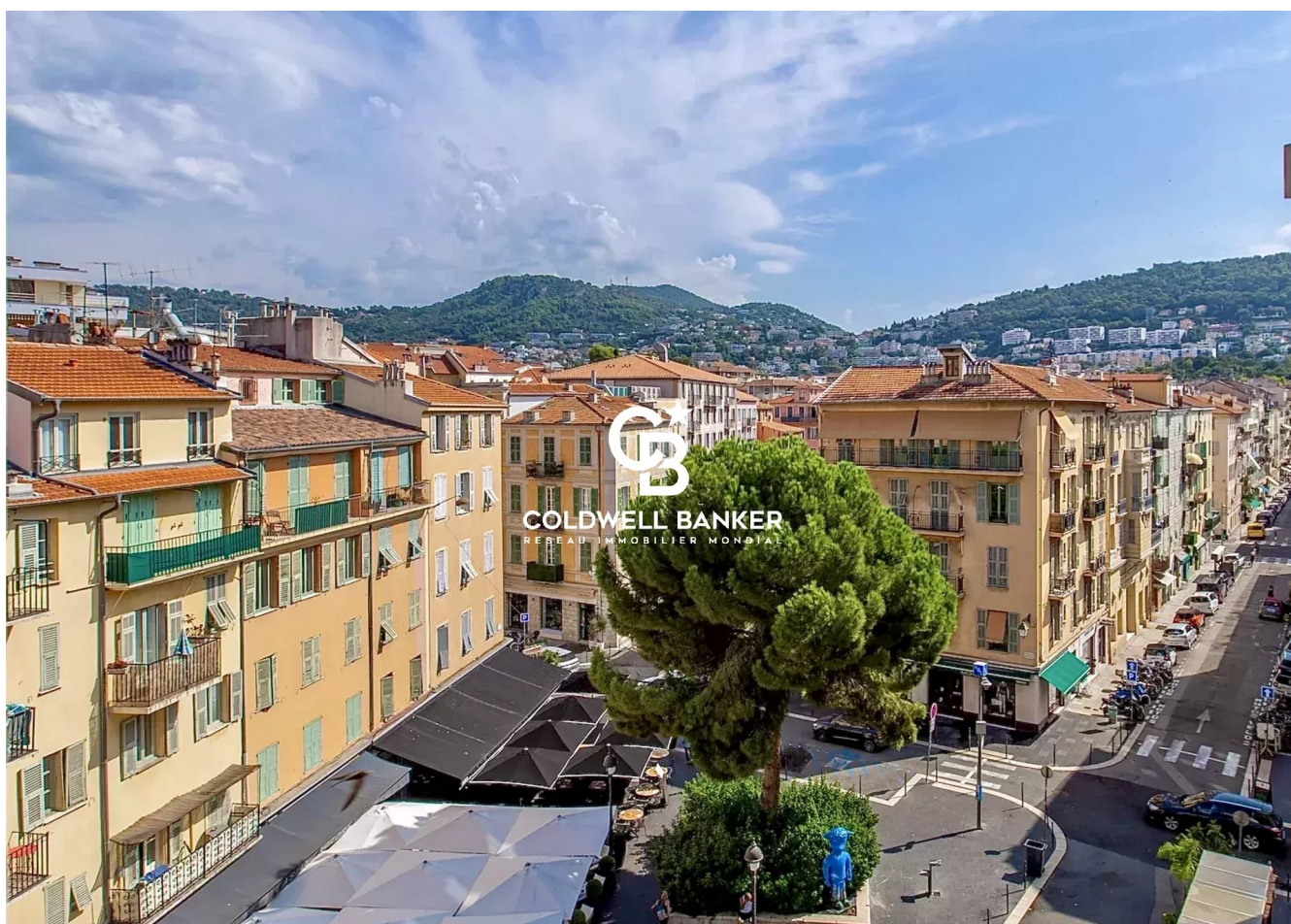


Appartement Nice 136 m²



PRIX DE VENTE : 990 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

A distinguished residence in one of Nice's most sought-after addresses

Moments from the iconic Place Garibaldi and just 50 meters from the tramway, this remarkable apartment enjoys an enviable position in the very heart of the Port district. Set on the fourth and penultimate floor of a handsome Niçois building with lift, it overlooks the lively Place du Pin and captures open views towards the hills of Mont Boron, with a prized south-easterly aspect bathing the interiors in natural light.

Spanning an impressive 137 sqm, this elegant five-room residence immediately conveys a sense of space and refinement. Soaring 3.05-meter ceilings, ten expansive windows and beautifully new parquet flooring create an atmosphere that is both grand and inviting.

The 37 sqm reception room, subtly curved in design, forms the true heart of the home — an exceptional entertaining space complete with feature fireplace. The independent kitchen is fully appointed to a high standard, combining practicality with understated sophistication.

The principal suite offers privacy and comfort, with its own dressing room and stylish en-suite shower room. A second en-suite bedroom provides equally refined accommodation, while two further bedrooms with bespoke fitted wardrobes offer flexibility for family living, guests or a home office. A third shower room, separate WC and abundant integrated storage complete the layout.

Renovated in 2023 with meticulous attention to detail, the apartment features integrated Daikin air conditioning with Air Zone control, double glazing, composite stone worktops and a dedicated wine cellar in the kitchen — a discreet nod to the art of Mediterranean living.

Effortlessly liveable, exceptionally bright and perfectly positioned, this is a rare opportunity to acquire a refined city residence where everything — cafés, restaurants, boutiques, the port and the sea — is quite literally on your doorstep.

A home of character and distinction, ready to be enjoyed.

Agency fees payable by the vendor

Property tax: € 1,335 per year

Service charges: approx. € 189 per month

No ongoing legal proceedings

35 units in the building

Risk information relating to this property is available at georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	136.89 m ²	Ascenseur :	Oui
Taxe foncière :	€1.00	NB de pièces :	5 rooms	NB de chambres :	4 bedrooms

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

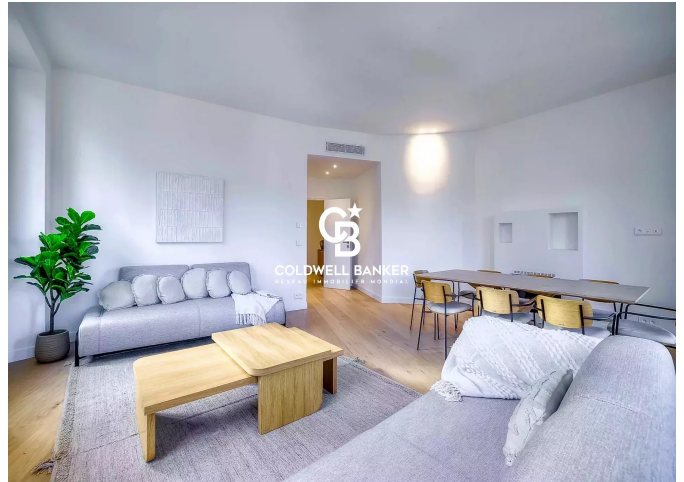
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 237

Indice d'émission de gaz à effet de serre (GES) : B 7



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