

Appartement Nice 142 m²



PRIX DE VENTE : 1 380 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Panoramic view, in the heart of the highly sought-after Port of Nice district, just a three-minute walk from La Réserve and its coves, within the prestigious “Le Palais Rose” residence, discover a rare property for a place to live: a duplex apartment occupying the top two floors, with a surface area of 142.82 sqm (Carrez law) and 163 sqm of usable space.

Bathed in light and entirely oriented towards the outdoors, this exceptional property offers a panoramic view over the Baie des Anges, the hills of Nice, and the city rooftops. The absolute tranquility and open perspectives make it a living space that is as peaceful as it is elegant.

The space consists of a vast living room extended by a terrace facing the hills, ideal for enjoying sunsets. The independent kitchen can easily be redesigned as an open kitchen. The apartment also offers four bedrooms, two of which are upstairs, three bathrooms, and numerous storage areas.

Each level has its own outdoor spaces: a terrace and two balconies facing the sea and hills, and two other terraces on the city side, allowing you to enjoy optimal sunlight and ever-changing views at any time of day.

Located in a secure condominium with an elevator, this exclusive address stands out for its iconic architecture and high standards. Two closed garages and a cellar complete the property.

A prime address for a main residence or a refined pied-à-terre on the Côte d’Azur in a lively and iconic neighborhood.

Service charges: €533.67 per month

Property tax: €1,511

Agency fees including VAT payable by the seller

Information on the risks to which this property is exposed is available on the Géorisques website:
<https://georisques.gouv.fr>

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	142.82 m ²	Ascenseur :	Oui
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) : C 163

Indice d'émission de gaz à effet de serre (GES) : A 5



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