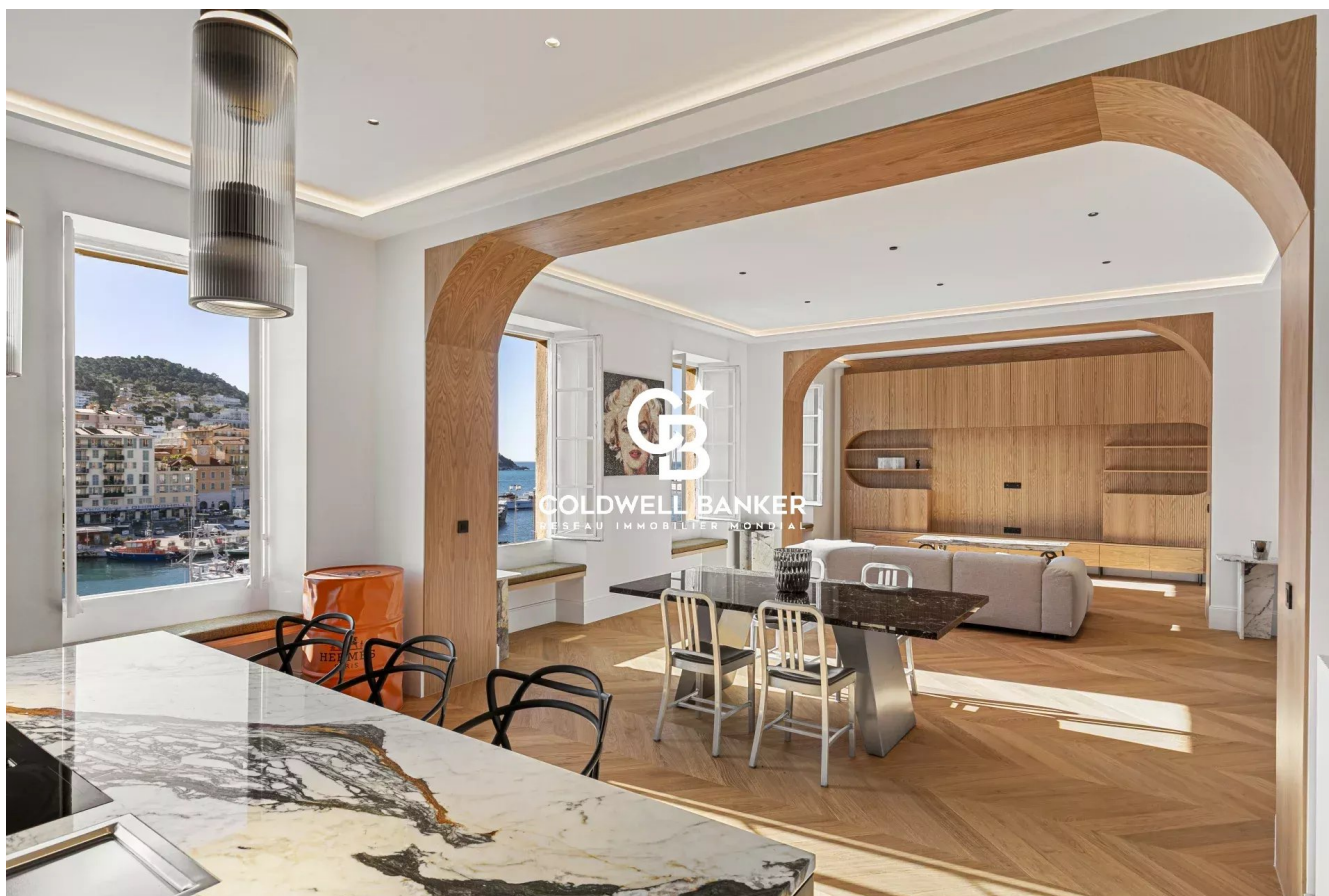


Appartement Nice 152 m<sup>2</sup>

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PRIX DE VENTE : 2 875 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)

EXCLUSIVITÉ

## DESCRIPTION

At the top of a building overlooking the port of Nice, this exceptional 152 m<sup>2</sup> apartment has just completed its full renovation. Delivered turnkey in absolute new condition, it stands as one of the rare signature addresses on the French Riviera.

From the top floor, the view takes in the port's masts, the sea and the rooftops of Nice in a breathtaking panorama. Light floods every room, carried by remarkable ceiling heights that give each space a rare sense of openness in an urban setting.

At the heart of the property lies a magnificent living area bringing together the lounge, dining room and open kitchen in a single architectural gesture. Selected marble, solid wood, bespoke finishes: every detail reflects an uncompromising standard of excellence. The whole exudes that sober, timeless elegance that defines great Mediterranean properties.

Two private suites, each with its own bathroom, ensure complete privacy. The 3-room layout is ideal as a high-end primary residence, an exceptional pied-à-terre or a premium heritage investment.

An absolute location: within walking distance of Old Nice, Michelin-starred restaurants, galleries and the seafront. Nice enjoys direct connections to Monaco, Cannes and the international airport.

A rare opportunity, available immediately.

Honoraires à charge vendeur

DPE indisponible (en cours de rénovation, chauffage en cours d'installation)

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	152.0 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	3 rooms	NB de chambres :	2 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

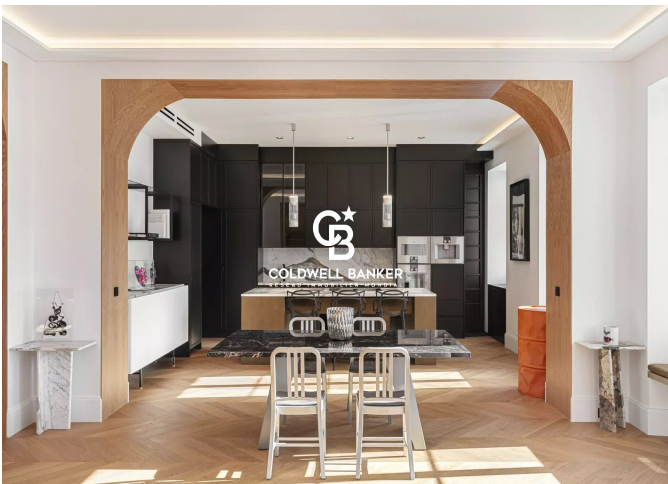
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 133

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



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