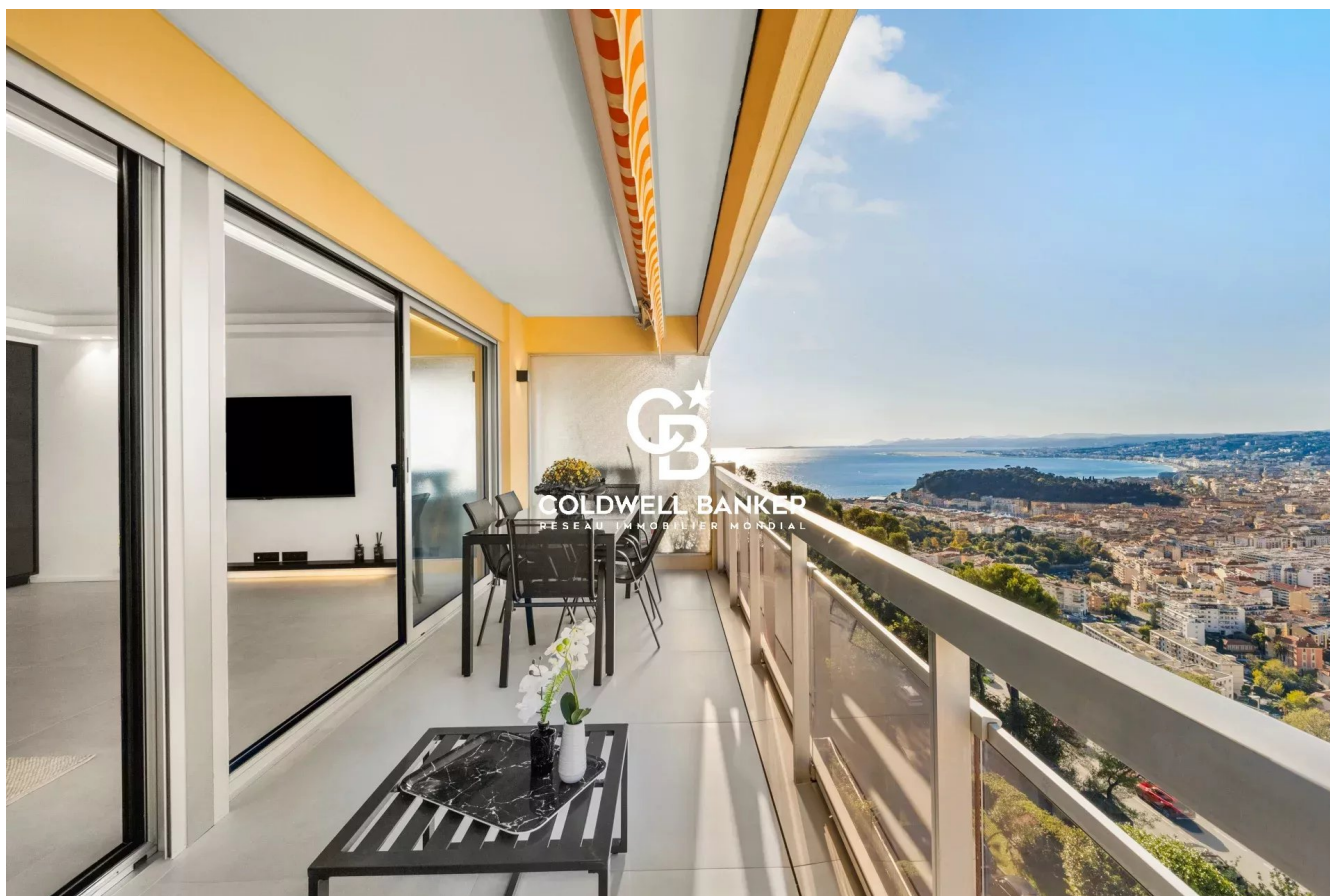


Appartement Nice 83 m²



PRIX DE VENTE : 1 290 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

In the heart of the highly sought-after Mont Boron, on the top floor of an elegant residence with a caretaker, lies a unique 84 m² apartment, completely redesigned with a contemporary and exclusive spirit.

From the moment you enter, the generous volumes open onto a vast sun-filled living room, enhanced by a refined custom-made open kitchen. High-end materials, clean lines, and impeccable finishes create an atmosphere that is both sophisticated and timeless.

A large picture window naturally extends the living space onto a magnificent 11 m² terrace, a true suspended balcony overlooking the Mediterranean and offering an exceptional panoramic sea view, unique in Nice.

The night area features two elegant bedrooms, including a sumptuous master suite with an Italian-style shower room. Every detail has been carefully designed for absolute comfort: built-in storage, calming ambiance, noble materials.

Premium amenities:

Closed garage box

Cellar

Secure and impeccably maintained residence

Top floor with breathtaking views

Ideally located near shops, the apartment enjoys a prime location:

10 minutes from Nice city center

20 minutes from Nice International Airport

15 minutes from Monaco

Agency fees are payable by the seller.

Property tax: €1800/year

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

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	83.03 m ²	Ascenseur :	Oui
Taxe foncière :	€1.00	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

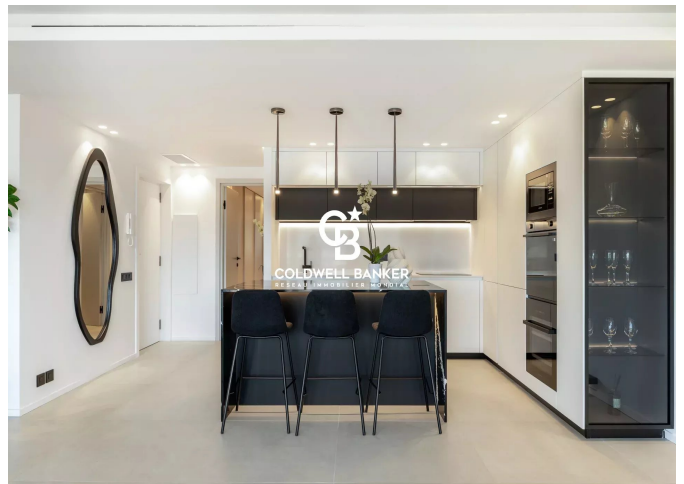
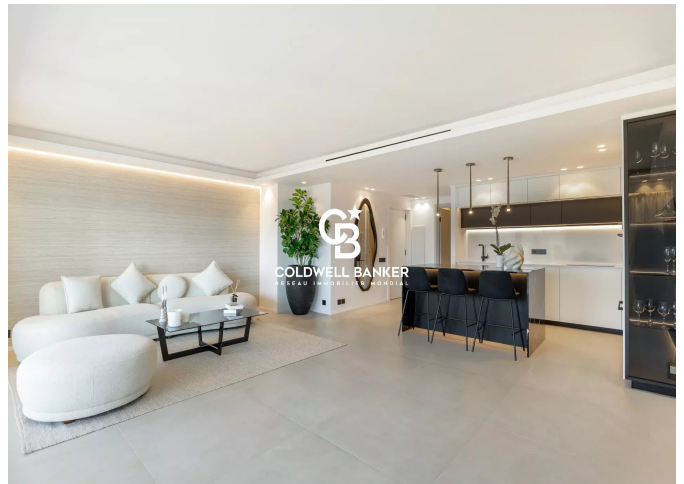
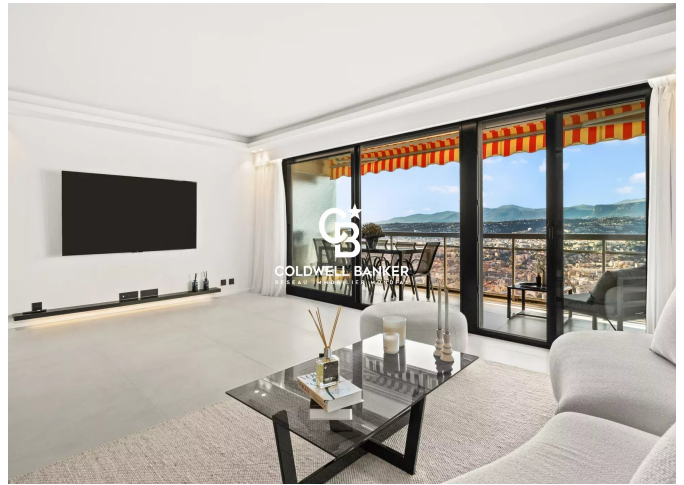
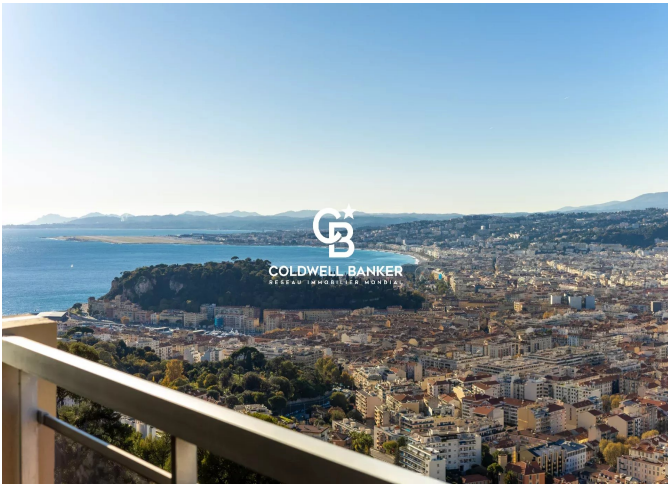
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 201

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



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