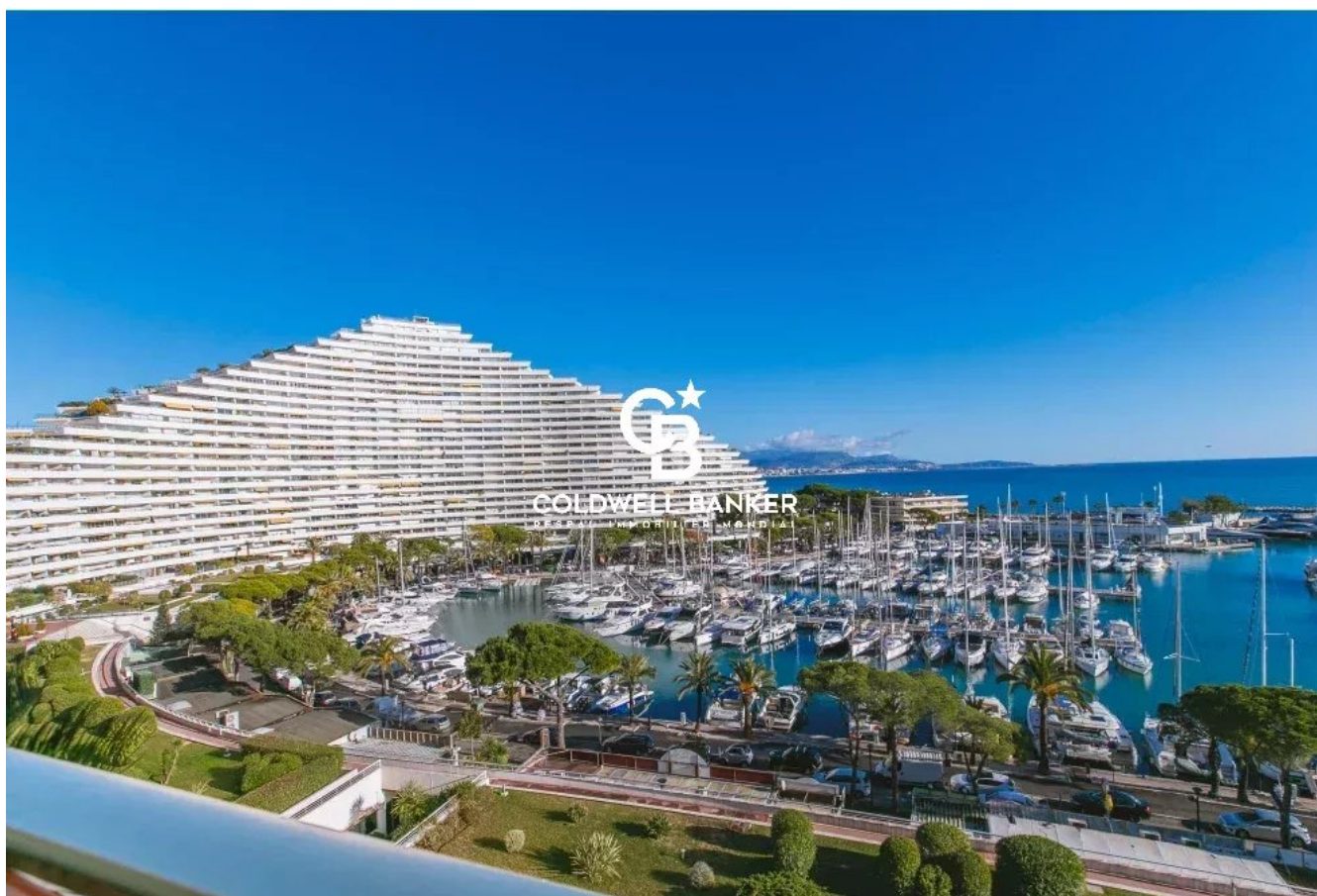


Appartement Villeneuve-Loubet 90 m<sup>2</sup>

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PRIX DE VENTE : 999 000 €

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

## 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](http://georisques.gouv.fr).

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	90.22 m <sup>2</sup>	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](http://www.georisques.gouv.fr)

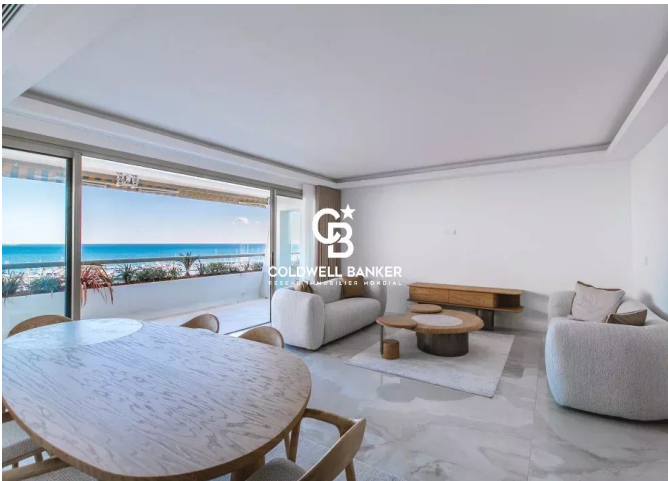
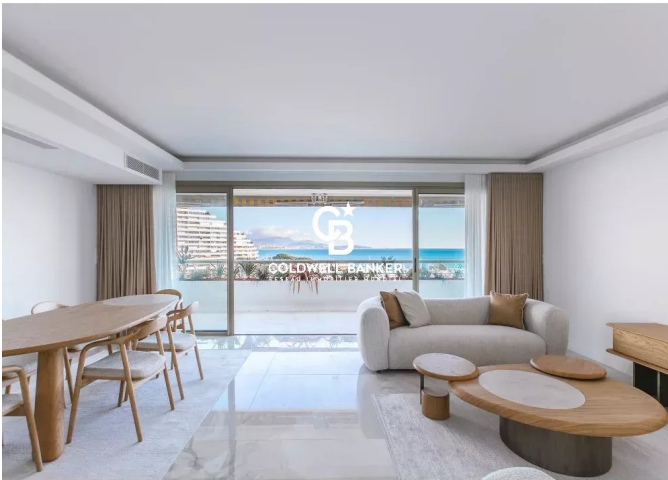
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 201

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



**COLDWELL BANKER**  
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