

1 390 000 €

**Buying apartment**

**4 rooms**

**Surface : 153 m²**

**Surface of the living : 67 m²**

**Exposition : Est ouest**

**View : Panoramique**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Features :**

lift, solarium 140m², intercom, Eclairage  
exterieur, armored door, air conditioning,  
pool, double glazing, Stores terrasse

3 bedroom

3 terraces

2 bathrooms

1 garage

2 cellars

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

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01/07/2025 - Prix T.T.C



### Apartment Nice

**NICE CIMIEZ - TOP FLOOR WITH 140M² SOLARIUM - AIR CONDITIONING - QUIET - SWIMMING POOL - GARAGE** In a luxury residence with swimming pool, in a quiet area, Large apartment on the top floor, 4 rooms of 153m², crossing and bright in good condition, with air conditioning, and completely open onto terraces with unobstructed views of greenery or swimming pool, direct access to the 140m² solarium. Entrance with storage, spacious living room of approx. 65m² opening onto the terrace, west facing with blinds, separate kitchen onto the terrace, 3 bedrooms with terrace access, parquet flooring, air conditioning, 2 bathrooms, guest WC and dressing room. Services: Air conditioning, Fiber optics, Double glazing, Electric blinds, Electric roller shutters, Exterior lighting, Elevator, Digicode, Armored door, Electric gate. All rooms open onto terraces with lovely unobstructed views. Garage, 2 cellars. Co-ownership charges with heating and cold and hot water consumption included. In the immediate vicinity of the Saint-Georges Clinic and shops, schools, colleges and high schools.

**Fees and charges :**

**Annual current expenses 7 836 €**



**RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer**

***Parking Gratuit devant l'agence / Free Parking Lots available***

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