



945 000 €

For sale apartment

4 rooms

Surface : 144 m<sup>2</sup>

Surface of the living : 51 m<sup>2</sup>

Exposition : Sud ouest

View : Mer panoramique

Hot water : Collective

Inner condition : A refresh

Standing : Residential

Building condition : GOOD

Features :

lift, Double Glazing, Parlophone, Caretaker,  
Electric blinds, Electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garages

2 cellars

#### Informations légales

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Honoraires à la charge du vendeur, well  
condominium(624 lots in the  
condominium), annual current expenses  
5 496 € (458 € par mois), aucune  
procédure en cours, information on the risks  
to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 25452 Nice

EXCLUSIVELY on the top of Cimiez come and discover this exceptional 3/4 room apartment with an area of 141 m<sup>2</sup> with double garage and 2 cellars. Located on the top floor of a secure luxury residence, it has a 324 m<sup>2</sup> corner terrace with a breathtaking view of the sea and the Nice hills. Rare on the market, it consists of a large living room of 48 m<sup>2</sup> facing south and west, a master suite with its dressing room, bathroom and toilet, an equipped kitchen, an office, a bedroom with shower room, as well as plenty of storage space and a beautiful entrance with guest toilet. All rooms open onto the terrace with 3 East/South/West exposures The residence is secure with green spaces in absolute calm.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 2460 and 3380 € (reference year 2021)  
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