

240 345 €

**Contact agency**

**Aequalis Immobilier**

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**For sale apartment**

**3 rooms**

**Surface : 65 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Year of construction : 2026**

**Exposition : Nord ouest**

**View : Campagne**

**Hot water : Individuelle thermodynamique**

**Inner condition : NEW**

**Standing : residential**

**Building condition : NEW**

**Features :**

lift, double glazing, gated, CALM, residential, Visitor Parking

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : A**

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



**Apartment 1889 Nice**

Privileged location -Located at the foot of the town of Colomars -near Pont de la Manda and Nice Lingostière - NEW PROGRAM DELIVERABLE JUNE 2026 Small residence of very good standing - on quiet, sunny landscaped grounds - 3-room apartment 75 m2 located on the 3rd and last floor - living room of 37 m2 - 1 Beautiful bedroom of 16m2 - another of 10m2 - a bathroom - - private parking. Calm and sunshine Reduced notary fees - New sound and thermal standards - Eligibility Requirements- Non-contractual photos - Documentation on request or contact: 06 16 30 27 91

Fees and charges :

Annual current expenses 1 560 €

Well condominium

37 lots in the condominium 240 345 € fees included

Document non contractuel

