

296 500 €

Contact agency

Ultimum Immobilier

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For sale apartment

3 rooms

Surface : 52 m<sup>2</sup>

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : renovated

Standing : bourgeois

Building condition : Cleaning is

Features :

double glazing, gated, CALM, armored door, Ravalement neuf

2 bedroom

1 shower

1 WC

Document non contractuel

14/03/2025 - Prix T.T.C



### Apartment 2025013CV Nice

Located in the heart of the city of Nice, this building enjoys a privileged location, combining urban living comfort and tranquility. This dynamic residential area is both close to the city's amenities and green spaces, offering an exceptional quality of life. The neighborhood is distinguished by its quiet streets, modern buildings and welcoming atmosphere. In the immediate vicinity, you will find local shops, schools, as well as public transport that facilitate access to other areas of Nice. The location allows you to fully enjoy the liveliness of the city while enjoying a peaceful setting. A few minutes from the beaches, the traditional markets of Nice, and the city center with its famous promenades and places of life. The area is also well served by bus and tram networks, making it very accessible. Nice train station is easily accessible, facilitating travel for professionals and travelers. Fully renovated 3-room apartment located on the 4th floor facing south, comprising a living room with open fitted and equipped kitchen (according to description), two bedrooms, a modern shower room and separate suspended toilet. Delivery first quarter 2026 New rendering and complete renovation of common areas in progress Visit possible on Friday by appointment, don't hesitate!

Fees and charges :

Well condominium

15 lots in the condominium 296 500 € fees included

