

1 280 000 €

Contact agency

AFIM Real Estate

Port de Cap d'Ail

06320 Cap-d'Ail

+33 (0)4 93 78 19 19 /

realestate@afimfrance.com

For sale apartment

4 rooms

Surface : 92 m²

Year of construction : 2020

Exposition : Sud

View : Mer et Collines

Hot water : Individuelle électrique

Inner condition : NEW

Standing : luxury

Building condition : NEW

Features :

double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, POOL, Visitor Parking

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



Apartment Nice

Exceptional property: Ideally located in Nice on the residential hill of Gairaut, in the heart of a private estate of 4.6 hectares populated by century-old trees overlooking the Baie des Anges and the Mediterranean Sea, DOMAINE DE GAIRAUT, the most prestigious and recent real estate development on Nice, offers an incomparable living environment to the sole residents of the unique 25 apartments constituting this true haven of peace and corner of paradise. Secure residence with caretaker and concierge services, heated infinity pool with panoramic sea view, tennis court, golf driving range, fitness room, sauna,... daily complete the magic of this unique and exceptional place! The apartment, crossing, type 4 Rooms with a living area of 92 m² Carrez, offers a bright living space, with beautiful volumes and perfectly arranged, with its 3 bedrooms (all open onto a garden), a bathroom as well as a shower room, two toilets, and its magnificent living room with fully equipped open kitchen of more than 40 m² opening onto a terrace then a private wooded garden of 120 m² facing south, overlooking the sea and the city. Quality services, noble materials and top-of-the-range equipment, integrated air conditioning, refined decoration, apartment close to new (almost never lived in), ... The property is sold with a double garage, in the basement of the residence, included in the price.

Although subject to the status of the condominium. Number of lots: 25. Current annual charges: 67.500 (including all common charges, benefits and services)

