



NICE - New 4-room apartment 90m2 le Port

For sale

860 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms	<i>City</i> Nice	<i>Country</i> France
<i>Living area</i> 90 m²	<i>Terrace area</i> 14 m²	<i>Total area</i> 108 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 2	<i>Condition</i> New	<i>View</i> Unobstructed view	<i>Ref.</i> 11386

Discover this superb 90 m² contemporary apartment on a high floor in Nice's sought-after Port district. Featuring three spacious bedrooms and an almost 15m² terrace perfect for enjoying the mild Nice climate, this living space combines comfort and modernity. The large aluminum windows and double glazing ensure optimum sound and heat insulation, while the double exposure provides optimal light. The property is equipped with air conditioning, ideal for hot summer days. The kitchen opens onto the living room, creating a convivial space for family and friends.

Located in a new building with the latest standards and guarantees, elevator and intercom, this apartment offers a secure and comfortable living environment. Its ideal location close to the port and local amenities makes it a not-to-be-missed opportunity for anyone looking for the perfect pied-à-terre in Nice.

Optional parking available.

Delivery 2nd quarter 2028.

Property sold subject to co-ownership status.



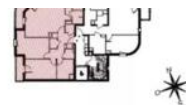
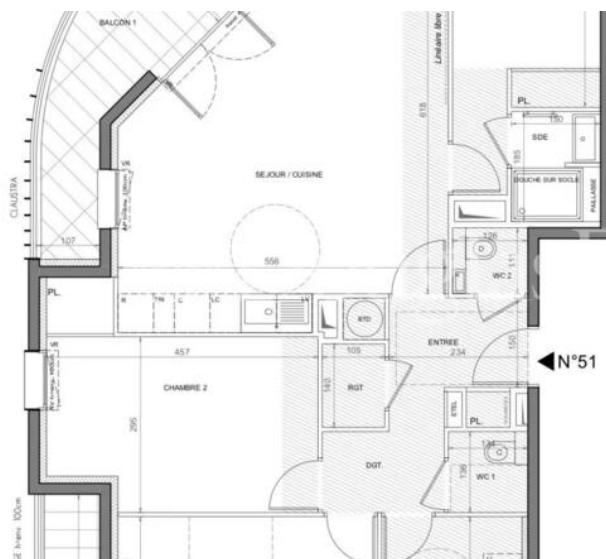
MonteCarlo-RealEstate.com

Page
1/2

Ref. : 11386

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr



APPARTEMENT DE 4 PIECES
n° 51 au 5ème étage

ENTREE	5.16 m²
SEJOUR / CUISINE	30.76 m²
CHAMBRE 1	12.23 m²
CHAMBRE 2	13.86 m²
CHAMBRE 3	11.89 m²
SALLE DE BAIN	6.13 m²
SALLE D'EAU	2.73 m²
WC 1	1.82 m²
WC 2	1.41 m²
RANGEMENT	1.48 m²
DEGAGEMENT	2.85 m²
SURFACE TOTALE HABITABLE	90.32 m²
BALCON 1	13.90 m²
BALCON 2	3.40 m²
SURFACE TOTALE HABITABLE ET ANNEXES	107.62 m²

