

## Price on request

**Contact agency**

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

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**For sale apartment**

**2 rooms**

**Surface : 49 m²**

**Surface of the living : 20 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : to modernize**

**Standing : luxury**

**Building condition : GOOD**

**Features :**

gated, double glazing, Proche école et commodités, lift, POOL, electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : D**

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

Document non contractuel

03/10/2025 - Prix T.T.C



## Apartment 5144 Nice

NICE WEST Napoleon 3 Top floor / 2-room apartment / 18m² Terrace / Garage / Sea View / Near IUT and Shops / Swimming Pool Looking for a 2-room apartment in Nice, in the residential neighborhood of Napoleon 3? Perfect for a first purchase or an investment, this property is a rare opportunity. This beautiful 49 m² apartment, featuring a 20 m² living room, offers significant outdoor space: an 18 m² terrace to enjoy the Mediterranean climate. Facing southwest, it benefits from plenty of natural light and an unobstructed sea view. Equipped with a fitted independent kitchen, one bedroom, a bathroom, and a WC, it is ready to be updated to your taste. Located on the top floor of a secure luxury residence with 5 stories, built in 1990 and well maintained, you'll have access to an elevator, a swimming pool, and electric roller shutters. Electric individual heating and hot water. A must-see, don't wait! This property is presented by the Cot'ouest immobilier Promenade agency at 04.92.09.77.20

Fees and charges :

Annual current expenses 2 160 €

Well condominium

85 lots in the condominium

