

## Price on request

### Contact agency

ELITIMO

7 Rue de Rivoli

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### For sale apartment

3 rooms

Surface : 70 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Year of construction : 1968

Exposition : Nord est Sud ouest

View : Dégagée Mer Jardin

Hot water : Collective Chaudière

Inner condition : Excellent condition

Standing : standing

### Features :

Air conditioning, double glazing, Fenêtres coulissantes, electric blinds, electric shutters, lift, CARETAKER, intercom, armored door, Video surveillance, bus, downtown, Shops, École primaire, SEA, Supermarché, Tram, Université

2 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : B

Document non contractuel

27/01/2026 - Prix T.T.C



## Apartment M1536 Nice

In the prestigious EL PARADISIO residence with caretaker, discover this beautiful 2-bedroom apartment of 70.5 m<sup>2</sup>, fully renovated in 2020 with refined finishes. The apartment, south/north facing, features a spacious living room of over 35 m<sup>2</sup>, bathed in light, with a fully equipped contemporary kitchen and central island, opening onto a south-facing 13 m<sup>2</sup> terrace with no overlooking, offering a soothing view of the magnificent Paradisio garden, in absolute calm. The night area includes two bedrooms, one with access to a balcony-terrace, a modern bathroom with double sink and laundry area, an independent WC, and plenty of clever storage including a closet at the entrance. Enjoy optimal comfort with reversible air conditioning throughout. A cellar in the basement completes the property, with the possibility to acquire a secure indoor parking space in addition. Ideally located in the heart of the sought-after Cimiez district, close to shops, renowned schools, transport and cultural landmarks.

### Fees and charges :

Annual current expenses 4 032 €

Well condominium

