

## Price on request

**Contact agency**

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

**For sale apartment**

**3 rooms**

**Surface : 77 m²**

**Surface of the living : 36 m²**

**Year of construction : 1980**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Individuelle**

**Inner condition : GOOD**

**Standing : luxury**

**Building condition : GOOD**

**Features :**

cellar, gated, double glazing, Proche ecole  
et commodités, lift, AIR CONDITIONING

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

20/08/2025 - Prix T.T.C



## Apartment 5127 Nice

**NICE OUEST - La Lanterne 3 ROOMS / TERRACE / PANORAMIC SEA VIEW / SWIMMING POOL / CELLAR** In a luxurious, secure, and sought-after residence in Nice Ouest with a swimming pool, the COT'OUEST Real Estate agency invites you to discover this stunning 3-room apartment of 77m², offering a unique living environment combining absolute tranquility with exceptional views of the sea and Cap d'Antibes. The apartment features a spacious living room with a fully equipped open-plan kitchen of approximately 36m², flooded with natural light thanks to its large sliding glass door opening onto a beautiful 20m² terrace facing southwest, perfect for enjoying the setting sun. The sleeping area includes 2 generous bedrooms with built-in closets, a modern bathroom equipped with both a bathtub and a walk-in shower, as well as a separate WC. Additionally, a large cellar of around 10m² provides rare extra storage comfort. Garage available. A rare opportunity for sale, combining comfort, high-end features, and exceptional views. Features: Double glazing, air conditioning, swimming pool, elevator Information regarding the risks this property may be exposed to is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by COT'OUEST Real Estate Napoleon III agency at 04.92.29.12.91

**Fees and charges :**

Annual current expenses 2.040,6

