

## Price on request

### Contact agency

#### ATRIO IMMOBILIER

21, avenue Général Leclerc  
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### For sale apartment

3 rooms

Surface : 65 m²

Surface of the living : 30 m²

Year of construction : 2005

Exposition : Est ouest

View : Panorama urbain

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : GOOD

### Features :

lift, double glazing, gated, residential,  
electric blinds, electric shutters, AIR  
CONDITIONING

2 bedroom

1 terrace

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel



## Apartment Nice

Located in one of the most residential and sought-after areas of Mont Boron, within a small, intimate co-ownership of 9 units, this stunning 2-bedroom apartment of 65 m² occupies the top floor and benefits from an exceptional location. The apartment opens onto a magnificent 43 m² corner terrace, offering a sweeping panoramic view over the city of Nice, with a pleasant glimpse of the sea—perfect for entertaining or fully enjoying the outdoors. The features are of high quality: double glazing, reversible ducted air conditioning, security door, meticulous finishes, and optimal comfort. A rare property in a peaceful and privileged setting, just minutes from the Port of Nice. Garage available at an additional cost.

Fees and charges :

Annual current expenses 2 484 €

Well condominium

9 lots in the condominium

