

## 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 : 92 m²**

**Surface of the living : 40 m²**

**Year of construction : 1971**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : renovated**

**Standing : luxury**

**Building condition : Cleaning is**

**Features :**

cellar, gated, double glazing, Proche école et commodités, CARETAKER, lift, AIR CONDITIONING, POOL

2 bedroom

1 terrace

2 showers

2 WC

1 garage

2 cellars

**Energy class (dpe) : C**

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

Document non contractuel

27/07/2025 - Prix T.T.C



## Apartment 5115 Nice

**NICE WEST – NAPOLEON III EXCEPTIONAL RENOVATED 3-ROOM APARTMENT – 40m² TERRACE – PANORAMIC SEA VIEW** In one of the most beautiful luxury residences in Nice West (Arcadia 1), come and discover this sumptuous 3-room apartment of 92 m², located on a high floor (6th/9th) and offering a breathtaking panoramic sea view, from Cap Ferrat to Cap d'Antibes. This rare property will charm you with its high-end amenities and contemporary renovation. The apartment enjoys an ideal southwest exposure, bathed in light all day long, and opens entirely onto a superb 40 m² terrace accessible from all rooms. You'll appreciate its spacious and perfectly laid-out living space, with a fully equipped central American kitchen, opening onto an elegant dining room and a comfortable lounge area. The sleeping area offers a bedroom, as well as a master suite with a private shower room, WC, and fitted dressing room. A second separate WC with a washbasin completes this property, as does plenty of cleverly integrated storage. The apartment can be sold furnished, ready to move in. The secure residence with a caretaker offers high-quality services: swimming pool, clubhouse, tennis courts, pétanque court, billiards, gym, library, all in a green, calm setting and close to shops and transport. A large closed garage of 18 m² and two cellars complete this exceptional property. Information on the risks to which this property is exposed is available on the Cérépique website: [www.cerepique.com/fr](http://www.cerepique.com/fr). This property is

