

## Price on request

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale apartment**

**4 rooms**

**Surface : 75 m²**

**Year of construction : 1974**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Collective**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

### Features :

CARETAKER, lift, AIR CONDITIONING,  
electric shutters, double glazing, gated

3 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

09/10/2025 - Prix T.T.C



## Apartment 898303 Nice

Jordan presents to you this 4-room apartment in West Nice Discover this beautiful 4-room apartment located in the Saint Augustin neighborhood, close to the business school. Ideally situated, it offers direct access to public transportation (tram, bus, or train), shops, green spaces, leisure facilities, and schools. Located on the 11th floor of a secure residence with 18 floors and an elevator, this 75m<sup>2</sup> apartment features spacious, comfortable rooms equipped with double glazing for better insulation. It includes a living room, a fitted kitchen, three bedrooms, and a bathroom. It also benefits from a southwest-facing terrace with a panoramic view of the sea and mountains. Finally, a cellar is included, perfect for safely storing your belongings. A property full of potential, ready to welcome you! This property is offered at the price of €227,892 including fees Property tax: €1,492 Monthly charges of €390 include: General common charges Buildings - BUILDING D Elevators - ELEVATOR D Heating / Hot water / Cold water Other specific charges: Meter rental, Cooking gas, Antenna, Maintenance, Guardian. Number of lots: 1,144 including 383 for residential, commercial, and office use Number of buildings: 7 Inspection in progress Feel free to contact me Jordan GALY at: 06.99.29.98.54 www.bbii.fr Commercial agent registered with RSAC Nice SIRET: 829 481 702 00042 Your BBii agent

