

## 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) : D**

Document non contractuel

12/12/2025 - Prix T.T.C



## Apartment 898304 Nice

**FOR SALE: 4-Room Apartment in West Nice** Discover this stunning 4-room apartment located near Saint Augustin and 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. Set on the 11th floor of a secure building with 18 floors and an elevator, this 75m² apartment features spacious rooms that are comfortable and equipped with double-glazed windows for better insulation. It includes a living room, a fitted kitchen, three bedrooms, and a bathroom. It also boasts a southwest-facing terrace with panoramic views of the sea and mountains. Additionally, a cellar is included, perfect for storing your belongings safely. A property full of potential, ready to welcome you! Offered at €227,891 including agency fees Property tax: €1,492 Monthly charges of €390 include: General common charges Buildings - BUILDING Elevators - ELEVATOR Heating / Hot water / Cold water Other specific charges: Meter rental, kitchen gas, antenna, maintenance, concierge. Number of lots: 1,144, including 383 for residential use, shops, and offices Number of buildings: 7 Inspection: Energy rating: D GHG emissions: D Asbestos: none Electrical: minor defects Gas: none Termites: none Feel free to contact me Jordan GALY at: 06.99.29.98.54 [www.bbii.fr](http://www.bbii.fr) Commercial agent registered with RSAC Nice SIRET: 829 481 702 00042 Your BBii agent

