

## Price on request

**Contact agency**

**Agence BBii**

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**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

10/01/2026 - Prix T.T.C



## Apartment 8983 Nice

**FOR SALE: 4-Room Apartment in West Nice** Discover this stunning 4-room apartment located near Saint Augustin and 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 building with 18 floors and an elevator, this 75m² apartment features spacious rooms that are comfortable to live in 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 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! Offered at the price of €217,300 including fees Property tax €1,492 Monthly charges of €390 include: General communal charges Buildings Elevators Heating / Hot water / Cold water Other specific charges: Meter rental, kitchen gas, antenna, maintenance, caretaker. Number of lots: 1,144, including 383 for residential, commercial, and office use Number of buildings: 7 Energy report: Energy rating: D GHG emissions: D Asbestos: none Electricity: 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 at RSAC Nice SIRET: 829 481 702 00042 Your BBii agent

