

**Price on request**

**Contact agency**

**Agence BBii**

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**For sale apartment**

**4 rooms**

**Surface : 89 m²**

3 bedroom

1 bathroom

1 shower

3 WC

1 parking



### Apartment 8923 Nice

Located in one of Cap d'Ail's residential neighborhoods, just 5 minutes from the Principality of Monaco and a short stroll from the coastline, this stunning duplex offers an exceptional living environment, blending luxury, comfort, and privacy. With a surface area of 89 m² (Carrez law), this rare co-ownership property features a completely independent entrance as well as a private parking space. It is set within a high-end secure residence with a concierge, swimming pool, gym, and landscaped gardens. The ground floor opens onto a spacious, light-filled living room thanks to its three large windows, enhanced by a fireplace and extended by a generous terrace of about 40 m² offering panoramic sea views with complete privacy. The sizable separate kitchen is complemented by a practical laundry area. Upstairs, accessed via an internal staircase, the sleeping area ensures perfect privacy. Two large bedrooms, each with its own bathroom or shower room, open onto a balcony with breathtaking views of the Mediterranean Sea and surrounding greenery. A third room, currently set up as a guest bedroom, can also be used as a home office. The property also includes three toilets, ample storage spaces, and a cellar under the stairs. A few touch-ups will reveal the full potential of this exceptional property, nestled in a peaceful green setting. Contact Carlo Berenguer at 07 60 76 86 86

Document non contractuel

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