

## Price on request

### Contact agency

**Cot'Ouest Immobilier**

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**For sale apartment**

**4 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living : 35 m<sup>2</sup>**

**Year of construction : 1986**

**Exposition : Plein sud**

**View : Mer panoramique**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

### Features :

cellar, gated, double glazing, Proche école et commodités

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

14/02/2026 - Prix T.T.C



## Apartment Nice

NICE WEST – Saint Antoine de Ginestière 4 ROOMS / TOP FLOOR / 50M<sup>2</sup> TERRACE / PANORAMIC SEA & MOUNTAIN VIEWS / GARAGE / CELLAR A rare find! Located in a pleasant residence in the sought-after Saint-Antoine de Ginestière neighborhood, discover this superb 4-room apartment on the top floor, offering an exceptional living environment thanks to its 50 m<sup>2</sup> circular terrace with complete privacy. A true extension of the living space, this rooftop terrace boasts breathtaking panoramic views of the Mediterranean Sea, the Baou de Saint-Jeannet, the Mercantour Mountains, as well as the Crémat Castle. It's the perfect spot to entertain, enjoy lunch with a sea view, or fully embrace Nice's wonderful climate in total privacy. The apartment offers 90 m<sup>2</sup> of interior space and includes an entrance, a bright open-plan living room and kitchen area over 35 m<sup>2</sup>, three bedrooms, an office, a bathroom, a separate WC, and ample storage. The terrace is accessible from the living room and two of the three bedrooms. Located on the 3rd and top floor with no elevator, the apartment benefits from ideal orientation and continuous sunlight. All amenities are within walking distance from the residence: nursery and primary schools, shops, supermarket, pharmacy, medical professionals, play areas... You'll also find three bus lines providing easy access to the tramway. The Promenade des Anglais and downtown Nice are less than a 10-minute drive away. A closed garage and a cellar complete this property.



269 lots in the condominium

