

250 000 €

Contact agency

Scandimmo

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale apartment

1 room

Surface : 22 m²

Year of construction : 2022

Exposition : Sud ouest

View : Aperçu mer

Hot water : Collective

Inner condition : excellent

Standing : prestige

Features :

SEEN SEA, sauna, CALM, GYM, lift, POOL, AIR CONDITIONING

1 terrace

1 shower

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

15/06/2025 - Prix T.T.C



## Apartment 856 Nice

Beautiful, bright studio with sea view – High-end residence with swimming pool, gym, sauna and hammam. Located in the sought-after and recently built Baie Horizon residence (delivered in 2022), this perfectly designed 23 m² studio (22.82 m² Carrez law) is situated on the 5th and top floor with elevator access. This bright property features a lovely living space with an open-plan kitchen, a sleeping area, and a pleasant sea glimpse. A beautiful, modern shower room with integrated toilet completes the layout. The living area features comfortable underfloor heating, perfect for the cooler seasons. A cellar located on the ground floor comes with the apartment. The residence, comprising only 47 apartments, offers high-end amenities: a private swimming pool, a wellness area with a gym and sauna – all in a peaceful, residential setting. Nestled in a desirable residential area in Nice West, this studio offers a tranquil environment while remaining close to amenities and the city's main attractions. You can easily reach: • The famous Promenade des Anglais and its beaches, just a few minutes' walk away. • Nice city center, with its shops, restaurants, and vibrant lifestyle, thanks to nearby public transport (bus and tram). • Old Nice and Castle Hill – perfect for scenic walks – quickly accessible by tram or bike. • The Matisse Museum, the Cimiez gardens, and other cultural sites are also within easy reach. This studio combines comfort, high-end services, and a strategic location on the Côte d'Azur. Nice Côte d'Azur Airport is approximately



the taxable base for acquisition costs without changing the purchase price (it would have been the same with fees payable by the seller, but the acquisition costs would have been higher). Selling price including tax: €250,000 Net seller price: €238,100 Agency fees payable by the purchaser: €11,900 (including 20% VAT). Disclaimer: We regularly update our listings to ensure they remain highly visible. This means that their reference may change.

Fees and charges :

Annual current expenses 1 056 €

Well condominium

250 000 € agency fees 4,76% à the responsibility of the buyer included