

Price on request

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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For sale apartment

1 room

Surface : 20 m²

Surface of the living : 20 m²

Year of construction : 1990

Exposition : Nord est

View : Sans vis à vis

Hot water : Collective

Inner condition : GOOD

Features :

lift, CALM, AIR CONDITIONING, garden,
double glazing, Volets roulant manuel

1 terrace

Document non contractuel

13/08/2025 - Prix T.T.C

Grégor Montagnac
Tel : 07 88 398 038



Apartment 8835-11 Nice

Furnished studio with no direct neighbors and air conditioning, 20m² sold rented at €636 CC – gross yield of 6.52% Pleasant studio located at 30 avenue de la Bornala on the 4th floor with elevator, quiet, bright, no direct neighbors, green view, terrace of about 8m², heat pump for heating and air conditioning, double-glazed sliding door, equipped kitchen. The living area is well sized. The L-shaped kitchen is extended by a snack bar. There is a designated space for a dishwasher or washing machine. The entrance has a sliding closet. The bathroom is arranged with a sink cabinet, a toilet, and a shower. Collective hot and cold water with individual meter. A 10-minute walk from the Promenade des Anglais and the beaches. Quick access to expressway, highway, airport, and Nice train stations nearby. Amenities at the foot of the building (pharmacy, pizza, convenience stores, bus stop, bakery, gym, hairdresser, vehicle inspection, garage, Vélo Bleu bike rental, etc.) Law school and Carlone campus a 10-minute walk away. The stated yield is based on a selling price of €117,000. Option to purchase a parking space for €20,000 sold rented at €90 CC / month. Contact: Grégor Montagnac 07 88 398 038

Fees and charges :

Annual current expenses 1 344 €

Well condominium

