HOFBORG PROPERTIES

Sale apartment Nice — 575 000 Euros



Staning apartment with panoramic views over the sea

Discover this incredible apartment located in the Parc Imperial neighborhood in Nice, offering absolute tranquility while being close to the city center and shops. Just a 10-minute walk from the sea and beaches, this property enjoys an exceptional location.

This spacious 90-square-meter apartment offers breathtaking panoramic views of the sea and the entire city. It is part of a charming Niçoise house divided into three apartments, forming a small condominium with no charges.

Upon entering the apartment, you will be captivated by the spacious hall that leads to a bright living room with a dining area, providing direct access to a balcony with stunning sea views. The fully equipped and functional American kitchen will allow you to prepare delicious meals, while the practical laundry room makes household chores easy and accessible.

The apartment also features two large bedrooms and a spacious bathroom. You can enjoy relaxing moments on the furnished terrace, ideal for outdoor dining or simply admiring the spectacular view.

In addition to that, an independent studio with a shower room and a workshop/cellar complete this space, offering additional possibilities for your personal or professional needs.

The apartment is in perfect condition, with recently replaced windows and air conditioning, ensuring optimal comfort throughout the year. Please note that parking is not included in the sale, but parking solutions are available in the neighborhood.

Don't miss this unique opportunity to own an exceptionally located apartment, offering panoramic views, tranquility, and easy access to the amenities of Nice. Contact us today to arrange a visit and let yourself be seduced by this true real estate gem.

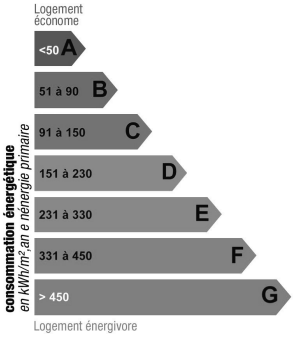
Ref. PARC IMPERIAL

Detail

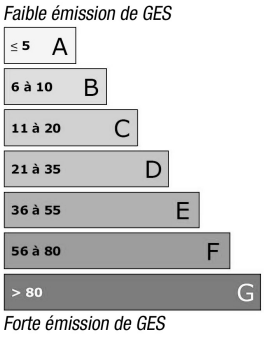
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House style	Niçoise	Orientation	South , North , West
Living surface	90 sqm	Swimming-pool	Non
Terrace surface	15 sqm	Heating type	air conditioning
Year of construction	-	Air conditioning	Oui
Number of rooms	4	Internet	Oui
Number of bedrooms	3	Alarm	Non
Number of double bed	-	Safety box	Non
Number of simple bed	-	Garage	Non
Number of bathrooms	2	Parking	Non
Number of shower-rooms	-	Cellar	Oui
Floor	-	Distance to the sea	4500 m
Nimber of floors	-		

Energy consumption



Unit : kWhEP/sqm.year



Unit : kgeqCO2/sqm.year

Photos





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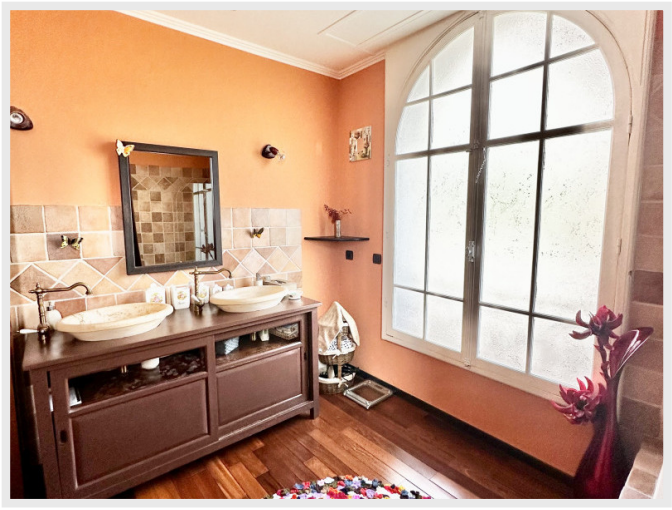




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