

477 750 €

For sale apartment

2 rooms

Surface : 54 m²

Surface of the living : 20 m²

Year of construction : 1971

Exposition : Sud est

View : Mer panoramique

Hot water : Collective

Inner condition : good

Standing : luxury

Building condition : good

Features :

cellar, gated, double glazing, near school
and amenities, caretaker, lift, air
conditioning, pool, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 garage

1 cellar

Legal information

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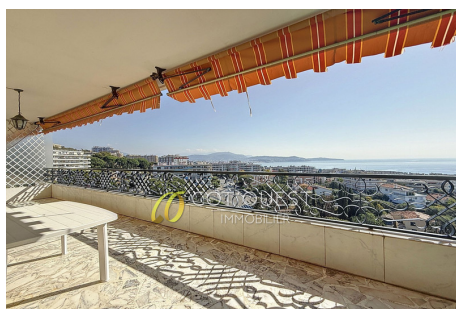
Fees paid by the owner, well
condominium(137 lots in the
condominium), annual current expenses
3 660 € (305 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Apartment 4958 Nice

NICE West - Napoleon III T2 / PANORAMIC SEA VIEW / POOL / TENNIS / TERRACE / CLOSE TO AMENITIES Come discover this exceptional two-room apartment, located on the penultimate floor of the luxurious Arcadia residence on Boulevard Napoléon III in Nice! From the moment you enter the apartment, you'll see the sea as far as the eye can see, sweeping the horizon from Cap Ferrat to Nice Airport. This apartment consists of an entrance hall, a beautiful living room of over 20m², a bedroom, a walk-in shower room, a large kitchen in which you can eat easily, and a superb 25m² terrace facing the Baie des Anges. The residence offers superb services: swimming pool, pool house, 4 tennis courts, gym, library, caretaker, heating, hot water... All amenities are easily accessible on foot. The tram and the sea are a 3-minute drive and a 15-minute walk away. A cellar completes this rare property on the market and a garage is available in addition. Information on...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 709 and 959 € (reference year 2024)
Document non contractuel - 20/07/2025



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Code NAF 6831 Z - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - *prix H.A.I.