

328 000 €

**For sale apartment**

**2 rooms**

**Surface : 49 m²**

**Surface of the living : 20 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : to modernize**

**Standing : luxury**

**Building condition : good**

**Features :**

gated, double glazing, near school and amenities, lift, pool, electric shutters

1 bedroom

1 terrace

1 bathroom

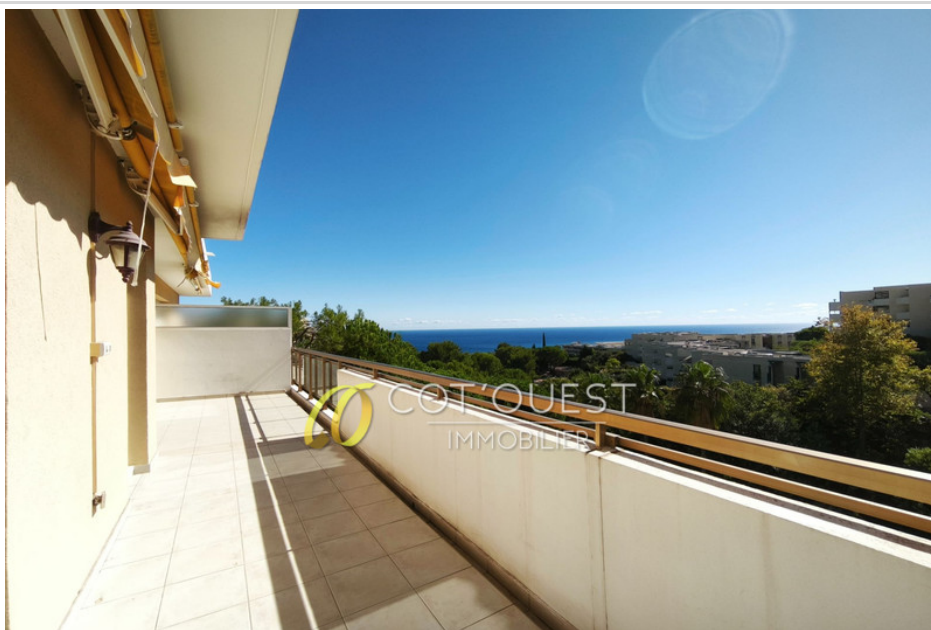
1 WC

1 garage

#### Legal information

328 000 €

Fees paid by the owner, well condominium (85 lots in the condominium), annual current expenses 2 160 € (180 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



#### Apartment 5144 Nice

NICE WEST Napoleon 3 Top floor / 2-room apartment / 18m² Terrace / Garage / Sea View / Near IUT and Shops / Swimming Pool Looking for a 2-room apartment in Nice, in the residential neighborhood of Napoleon 3? Perfect for a first purchase or an investment, this property is a rare opportunity. This beautiful 49 m² apartment, featuring a 20 m² living room, offers significant outdoor space: an 18 m² terrace to enjoy the Mediterranean climate. Facing southwest, it benefits from plenty of natural light and an unobstructed sea view. Equipped with a fitted independent kitchen, one bedroom, a bathroom, and a WC, it is ready to be updated to your taste. Located on the top floor of a secure luxury residence with 5 stories, built in 1990 and well maintained, you'll have access to an elevator, a swimming pool, and electric roller shutters. Electric individual heating and hot water. A must-see, don't wait! This property is presented by the Cot'ouest...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 690 and 934 € (reference year 2025)  
Document non contractuel - 14/10/2025



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