

749 000 €

**For sale apartment**

**4 rooms**

**Surface : 104 m<sup>2</sup>**

**Surface of the living : 45 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : good**

**Features :**

cellar, gated, double glazing, near school and amenities, caretaker, lift

3 bedroom

2 terraces

2 showers

2 WC

1 garage

1 cellar

**Legal information**

749 000 €

Fees paid by the owner, well condominium (150 lots in the condominium), annual current expenses 6 000 € (500 € 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 5185 Nice

NICE WEST - La Lanterne/Napoléon III 4 ROOMS / COMPLETELY RENOVATED / TERRACES / SEA VIEW OF CAP D'ANTIBES AND CAP FERRAT / GARAGE NEW LISTING - EXCLUSIVE OFFER! The COT'UEST Real Estate agency presents this beautiful 4-room apartment with a living area of 104 m<sup>2</sup> located in the sought-after La Lanterne neighborhood of Nice. Ideally situated on the 5th floor of a luxury building, it boasts an incredible panoramic sea view thanks to its southwest exposure. It features a stunning living room with a fully equipped open kitchen overlooking the sea spanning 45 m<sup>2</sup>, which opens onto a 17 m<sup>2</sup> terrace—perfect for enjoying Nice's pleasant climate. The apartment also includes 3 bedrooms, 2 shower rooms, 2 toilets, a spacious dressing room, and all bedrooms open onto a second terrace with panoramic sea views. The apartment has been tastefully fully renovated, so all that's left is for you to move right in... An exceptional property not to be missed! Sold...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1000 and 1420 € (reference year 2023)  
Document non contractuel - 12/01/2026



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