



845 000 €

**Buying luxury apartment**

**3 rooms**

**Surface : 61 m²**

**Surface of the living : 25 m²**

**Year of construction : 1980**

**Exposition : Plein sud**

**View : Mer panoramique**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : semi-luxury**

**Building condition : good**

**Features :**

lift, double glazing, gated, armored door,  
residential, electric shutters

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 parking

1 cellar

**Legal information**

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Fees paid by the owner, well condominium,  
annual current expenses 3 000 €  
(250 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



### Luxury apartment 8913 Nice

MONT BORON / MAETERLINK \_ In a well-maintained building, on the 2nd floor, a 3-room apartment comprising: an entrance hall, a living room with fitted kitchen and custom-made dining table, a master bedroom with dressing room and luxury bathroom, a second bedroom with laundry room and balcony, and a shower room with WC. The living room and bedroom give access to a large 15m2 terrace with a PANORAMIC VIEW OF THE SEA AND THE CITY OF NICE. The apartment has been completely renovated with quality fittings: marble, security door, double glazing, electric shutters, air conditioning. The prime location, on the most prestigious avenue in Nice, allows for high profitability for seasonal rentals. A cellar completes this property.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 500 and 730 € (reference year 2021)  
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