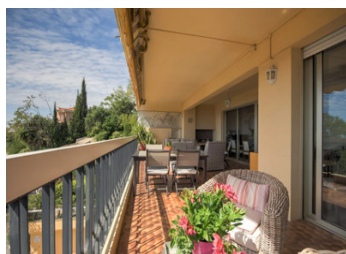


Elegant 3-Room Apartment on Last Floor with Garage, Cave & Sunny Terrace – St Philippe



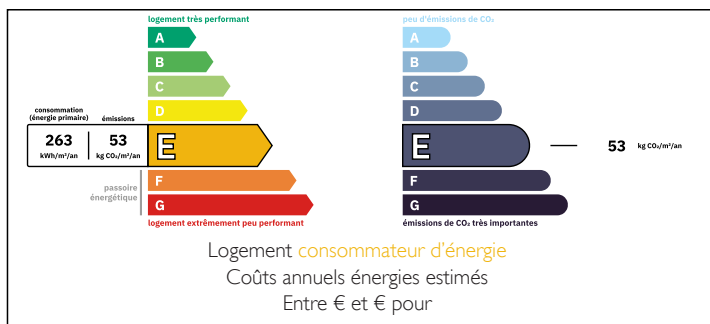
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	110 m2
Outside Space:	44 m2

IN BRIEF

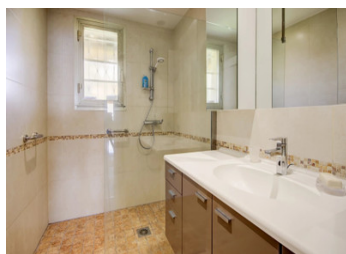
Located in the prestigious Parc Impérial residence, this stunning 110m² 3/4-room apartment offers breathtaking sea views from its large 36m² south-facing terrace. Situated on the third and top floor with elevator access, it features a spacious double living and dining room, two comfortable bedrooms including one with an ensuite shower room, an additional bathroom, and two separate toilets. The independent kitchen is fully equipped and large enough for family meals. The apartment is bright and airy, with large windows throughout, allowing for abundant natural light. Residents enjoy access to beautiful green spaces, a large swimming pool, and secure private garage and cellar. Conveniently located just a 20-minute walk from the city center, with nearby bus connections for easy access. This exceptional property combines luxury, comfort, and tranquility for a perfect Mediterranean lifestyle.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Overview

Situated in the prestigious Parc Impérial residence in Nice, this stunning 110m² 3/4-room apartment offers an exceptional Mediterranean lifestyle with breathtaking sea views. Located on the third and top floor, accessible by elevator, it benefits from a large 36m² south-facing terrace ideal for outdoor living, entertaining, and soaking up the sun all year round. The residence, designed by the renowned architect Bartolotta, is known for its quality construction, spacious layouts, and beautifully landscaped gardens. Residents enjoy access to a large swimming pool, secure private garage, and cellar. This apartment perfectly combines luxury, comfort, and tranquility while remaining within walking distance to Nice city center, approximately 20 to 25 minutes on foot, with convenient bus connections nearby.

Layout

The apartment is thoughtfully designed to maximize space, light, and comfort. The entrance leads to a vast double living and dining area measuring over 41m², featuring large windows that flood the space with natural light and offer spectacular sea views. The modern, independent kitchen is fully equipped and spacious enough to accommodate family meals comfortably. There are two generous bedrooms, each approximately 14m², one of which includes a private ensuite shower room. An additional bathroom and two separate toilets ensure practicality for residents and guests. The south-facing terrace, extending from the living area, is spacious enough to host up to ten people and includes a dedicated plancha area for outdoor cooking. A second balcony overlooks the lush, tree-lined gardens of the residence, offering a peaceful retreat. High-quality finishes, double...

LOCAL TAXES

Taxe foncière: 3120 EUR

Taxe habitation: EUR

NOTES