

Exceptional 2-Bedroom Apartment with Stunning Terrace View – Between Liberation and Le Ray, Nice Poètes

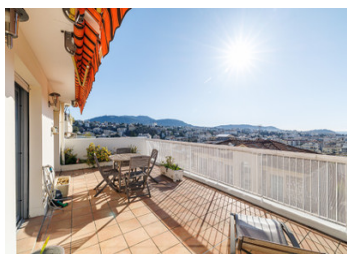


INFORMATION

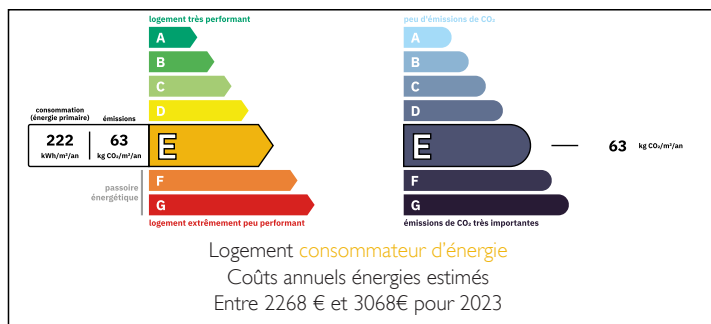
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	80.87 m2
Outside Space:	40 m2

IN BRIEF

Discover this exceptional 3-room apartment located in the prestigious Nice Poètes neighborhood. Boasting a generous 80.87 m² living space, this bright and airy home offers two spacious bedrooms, including one with a private balcony and ensuite bathroom. The modern kitchen opens onto a large living area, creating a perfect space for relaxation and entertaining. The highlight is the stunning 37 m² terrace with panoramic views of the city and sea, ideal for outdoor dining or unwinding in the sun. Additional features include a cellar and an exclusive garage for secure parking. Situated on a high floor with elevator access, this peaceful and well-maintained residence combines comfort and convenience near local amenities, schools, and public transport. Don't miss this rare opportunity to live in one of Nice's most sought-after areas.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 2131 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Overview

Located in the highly sought-after Nice Poètes neighborhood, this exceptional 3-room apartment offers an ideal combination of comfort, style, and stunning views. With a generous living space of approximately 81 m², this bright and airy home is situated on a high floor of a well-maintained building with elevator access, ensuring convenience and tranquility. The apartment boasts two spacious bedrooms, including one with a private balcony and an ensuite bathroom, perfectly suited for restful retreats or accommodating guests. The modern, open-concept kitchen seamlessly integrates with the living and dining area, creating a harmonious space for everyday living and entertaining. One of the standout features of this property is its exceptional 37 m² south-facing terrace, offering panoramic views over the cityscape and the sparkling Mediterranean Sea beyond. This outdoor haven is perfect for alfresco dining, relaxing in the sun, or enjoying the serene surroundings. Additionally, the apartment includes a private cellar and an exclusive garage, providing ample storage and secure parking—a rare and valuable amenity in this area. The residence itself is quiet, secure, and conveniently located just minutes from essential amenities, public transport, schools, and cultural attractions. This apartment represents a rare opportunity to experience luxury living in one of Nice's most desirable districts.

Layout

Upon entering the apartment, you are greeted by a welcoming entrance that includes a practical dressing area, ideal for storage and organization. The open-plan living and dining room spans over 41 m² and is flooded with natural light from large windows that...