

Panoramic Sea-View Apartment with Terrace, Pool & Parking – Mont Boron, Nice



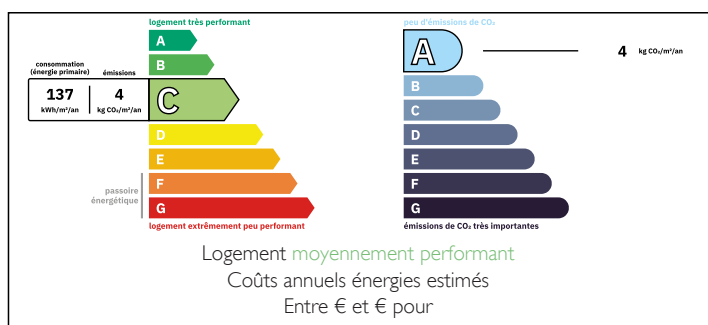
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	85.21 m2
Outside Space:	28 m2

IN BRIEF

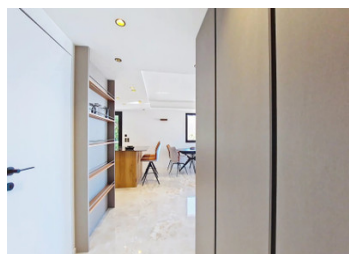
Located in a prestigious residence with pool near the Port of Nice, this beautifully renovated 3-room corner apartment offers panoramic sea, port, and hill views. With 85 m² of interior space and a 26 m² south-west facing terrace, it is bathed in natural light and enjoys triple exposure (East, South, West). The apartment features a spacious living room, an open-plan high-end kitchen, and two en-suite bedrooms, each with its own balcony, dressing room, and private bathroom (one with WC). A guest toilet, reversible air conditioning in all rooms, aluminum double-glazed windows, electric shutters, and quality materials complete the space. The property includes a private covered parking space and a cellar. Bus stop at the foot of the building, tramway and beaches 15 min walk. A rare turnkey opportunity in one of Nice's most sought-after areas.

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.



LOCAL TAXES

Taxe foncière: 1908 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Overview

Situated in a prestigious residence with swimming pool, just steps from the Port of Nice, this rare 3-room corner apartment offers a unique blend of panoramic sea views, natural light, modern luxury, and peace and quiet — all in one of the most desirable locations on the Côte d'Azur.

Fully renovated with high-quality materials and refined finishes, the apartment offers 85 m² of interior space and a spectacular 26 m² wraparound terrace with triple exposure (East, South, and West), overlooking the sea, the port, and the surrounding hills.

With reversible air conditioning in every room, aluminum double-glazed windows, centralized and individual electric shutters, and a fully equipped custom kitchen, the apartment is move-in ready and ideal as a full-time residence or a luxury pied-à-terre.

The Layout

This corner apartment is cleverly laid out for maximum privacy, light, and function:

A bright, double-aspect living room opens directly onto the spacious terrace and enjoys panoramic south-west facing views.

The open-plan kitchen is fully equipped and finished to a high standard, with stylish cabinetry and integrated appliances.

There are two bedrooms, both en-suite, each with its own balcony, walk-in dressing area, and private bathroom (one with WC).

A separate guest WC with vanity unit adds convenience.

Ample storage is integrated throughout, and the apartment benefits from high-end lighting and top-grade finishes.