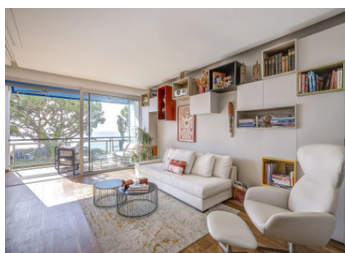


Sea-View 2-Bedrooms Apartment with Terrace & Parking – Nice Mont Boron



INFORMATION

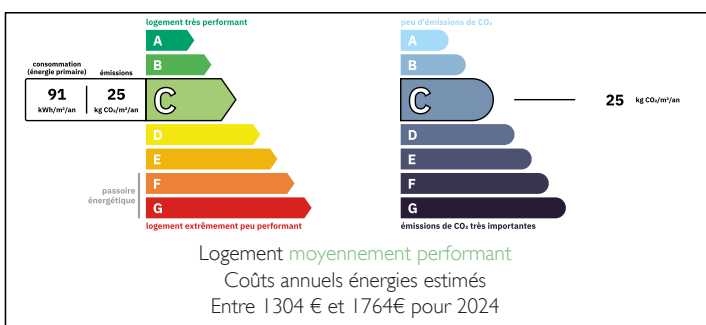
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	96 m ²
Outside Space:	15 m ²



IN BRIEF

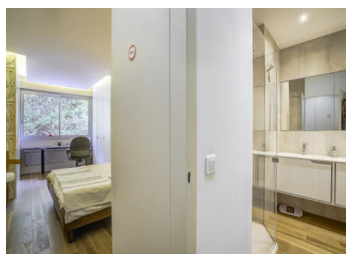
Ideally located in one of the most prestigious seaside areas of Nice, this exceptional 3-room apartment offers breathtaking views of the sea and the Port of Nice. Fully renovated with high-end finishes and bespoke storage, the property combines comfort, elegance, and functionality. It features an entrance hall, a bright living room with a fully equipped open-plan kitchen and central island, all opening onto a spacious terrace bathed in sunlight with stunning sea views. The master bedroom includes a private workspace, en-suite shower room, and WC. A second bedroom with fitted wardrobes and shower room, a laundry area, and guest WC complete the layout. Situated in a luxury residence with landscaped gardens, caretaker, direct private access to Coco Beach, and secure private parking with an EV charging station. Cellar included. A rare opportunity to enjoy the Riviera 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

Located in the highly sought-after Franck Pilatte area of Nice, this exceptional 3-room apartment presents a rare opportunity to acquire a turnkey property with spectacular sea views and direct beach access. Nestled within a prestigious residence with landscaped gardens and a caretaker, this apartment offers the perfect blend of comfort, luxury, and lifestyle. Fully renovated with high-end materials and bespoke fittings, it is ready to welcome its new owners. The breathtaking panoramic views over the Mediterranean Sea and the Port of Nice, combined with a prime location within walking distance of shops, restaurants, and the famous Coco Beach, make this property a true gem on the French Riviera. Private parking with an electric car charging station and a cellar further enhance its attractiveness.

Layout

The apartment offers approximately 96 m² of refined living space, thoughtfully designed to maximise light, comfort, and functionality. It comprises:

An elegant entrance hall

A spacious living room opening onto a large terrace with full sea views

A modern, fully equipped open-plan kitchen with central island

A master bedroom with custom-built wardrobes, a dedicated workspace, an en-suite shower room, and WC

A second bedroom with fitted wardrobes and an en-suite shower room

A separate guest toilet

A practical laundry area

LOCAL TAXES

Taxe foncière: 2820 EUR

Taxe habitation: EUR

NOTES