

## Top floor 2-bedrooms apartment, 70.46m with panoramic views and 30m terrace - Saint Philippe Nice



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	30 m2



## IN BRIEF

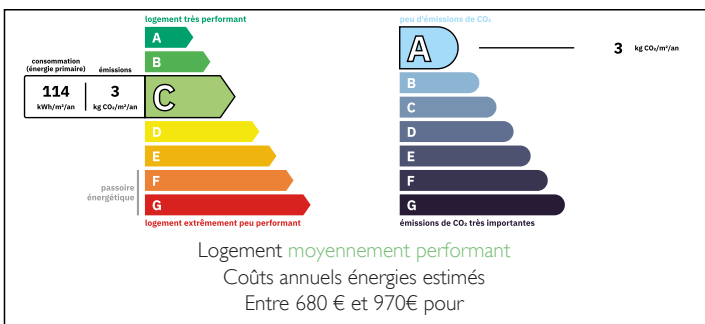
Located in the hills above Nice, in the sought-after neighborhood of Saint-Philippe, this superb 70.46 m<sup>2</sup> 2-bedrooms apartment occupies the top floor of a secure residence with a swimming pool. Bright and perfectly laid out, it offers a privileged living environment between the sea and the hills.

The living area consists of a spacious living room with a fully equipped open kitchen, opening onto a large 30.42 m<sup>2</sup> corner terrace facing south and west. A true extension of the apartment, this outdoor space offers breathtaking panoramic views of the Mediterranean.

The sleeping area comprises two bedrooms with built-in wardrobes, a bathroom, and a separate toilet. Air conditioning, double glazing, and individual heating ensure optimal comfort on a daily basis.

A closed garage, an underground parking space, an outdoor parking space, a pantry, and a cellar

## 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

Perched on the top floor of a secure residence with a swimming pool, this apartment enjoys a privileged location in the hills above Nice.

Its brightness, tranquility, and spectacular sea view make it a particularly sought-after property. The large corner terrace, facing southwest, offers exceptional views and creates a truly Mediterranean outdoor living atmosphere.

### Layout

The apartment has a perfectly optimized surface area of 70,46 m<sup>2</sup>.

The light-filled living area combines a spacious living room with a fully equipped open kitchen.

The large bay windows provide direct access to the 30 m<sup>2</sup> terrace, ideal for dining, relaxing, or enjoying moments of conviviality facing the sea.

The sleeping area consists of two comfortable bedrooms with built-in storage, a bathroom, and a separate toilet.

Features: air conditioning, double glazing, individual heating and hot water, elevator.

Additional amenities enhance the comfort: closed garage, underground parking, outdoor parking space, cellar, and pantry.

### Neighborhood

The Saint-Philippe area is popular for its residential setting, tranquility, and proximity to the city center. Shops, schools, public transportation, and major roads are easily accessible, while maintaining a peaceful atmosphere.

Just a few minutes from the Promenade des Anglais and the beaches, this neighborhood offers the ideal balance between city life and the relaxed lifestyle of

## LOCAL TAXES

Taxe foncière: 1974 EUR

Taxe habitation: EUR

## NOTES