

Price on request

Buying apartment

4 rooms

Surface : 89 m²

3 bedroom

1 bathroom

1 shower

3 WC

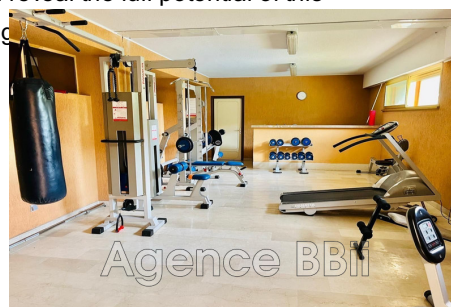
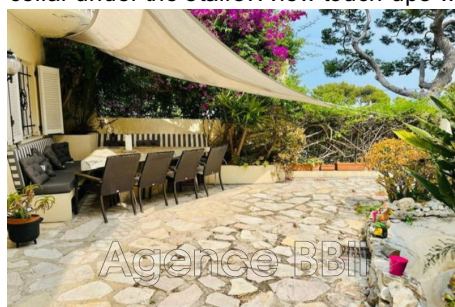
1 parking

Document non contractuel
07/12/2025 - Prix T.T.C



Apartment 8923 Nice

Located in one of Cap d'Ail's residential neighborhoods, just 5 minutes from the Principality of Monaco and a short stroll from the coastline, this stunning duplex offers an exceptional living environment, blending luxury, comfort, and privacy. With a surface area of 89 m² (Carrez law), this rare co-ownership property features a completely independent entrance as well as a private parking space. It is set within a high-end secure residence with a concierge, swimming pool, gym, and landscaped gardens. The ground floor opens onto a spacious, light-filled living room thanks to its three large windows, enhanced by a fireplace and extended by a generous terrace of about 40 m² offering panoramic sea views with complete privacy. The sizable separate kitchen is complemented by a practical laundry area. Upstairs, accessed via an internal staircase, the sleeping area ensures perfect privacy. Two large bedrooms, each with its own bathroom or shower room, open onto a balcony with breathtaking views of the Mediterranean Sea and surrounding greenery. A third room, currently set up as a guest bedroom, can also be used as a home office. The property also includes three toilets, ample storage spaces, and a cellar under the stairs. A few touch-ups will reveal the full potential of this



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Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE DAZUR - LLOYD'S G.F. LEGA
104317 : 110 000€ - RCP LEG 103904