



+33 (0)4 93 01 70 75  
VILLEFRANCHE-SUR-MER

# AZUR MÉDITERRANÉE

## LUXURY REAL ESTATE

www.azur-mediterranee.com

VILLEFRANCHE SUR MER | ST JEAN CAP FERRAT | BEAULIEU SUR MER | NICE MONT BORON | EZE SUR MER | CAP D'AIL  
2 REAL ESTATE AGENTS IN VILLEFRANCHE-SUR-MER AND SAINT-JEAN-CAP-FERRAT



### Price on request

**For sale apartment**

**4 rooms**

**Surface : 160 m²**

**Year of construction :** avant 1975

**Exposition :** Sud

**View :** Mer panoramique

**Inner condition :** good

**Features :**

lift, double glazing, residential, electric shutters

3 bedroom

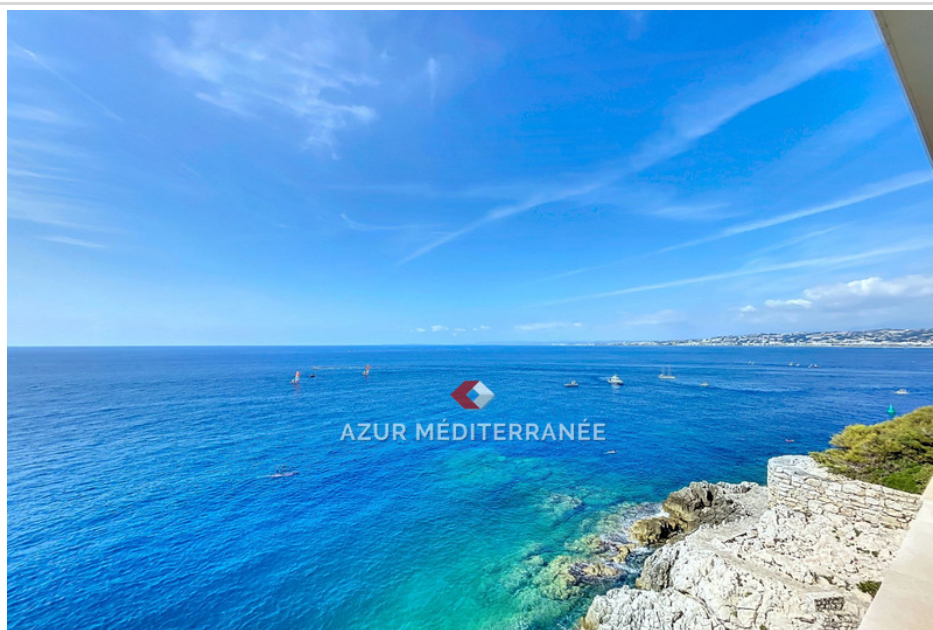
1 parking

**Energy class (dpe) :** C

**Emission of greenhouse gases (ges) :** A

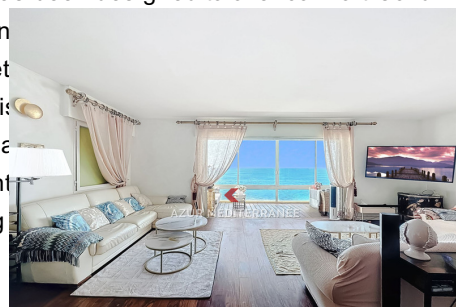
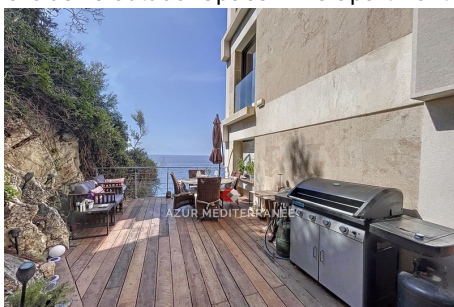
Document non contractuel

30/07/2025 - Prix T.T.C



### Apartment 4706 Nice

Located in a waterfront residence, both rare and prestigious, this 4/5 room duplex apartment of 160 m² with a large terrace is a real rare gem. An exceptional property for a clientele seeking luxury, tranquility, and an incomparable location by the sea, right on the water, within walking distance of restaurants, the port of Nice and shops. Upon arrival, you will immediately be charmed by a large wooden terrace, facing due south, which offers a breathtaking panoramic view of the Mediterranean. This outdoor space is designed for pleasure and relaxation, allowing you to enjoy exceptional moments in complete privacy, with the sea literally at your feet. The large living room, flooded with natural light, opens onto a terrace offering a breathtaking sea view. The spacious dining room and the open kitchen, fully equipped with quality materials, form a friendly and sophisticated living space. The apartment has three bedrooms, each with its own private bathroom, equipped with modern amenities. The master suite, a true sanctuary of well-being, includes a room with Italian shower and jacuzzi as well as a panoramic sea view. The other two bedrooms, equally elegant, have access to a terrace, offering your guests an exclusive outdoor space. This apartment has been designed to offer comfort: solid



Fees paid by the owner, well condominium, annual current expenses 2 968 € (247 € monthly), no current procedure, information on the risks to which this property is exposed is available on [geonques.gouv.fr](http://geonques.gouv.fr).

Azur Méditerranée - 2, avenue Albert 1er - 06230 Villefranche-sur-Mer - France  
Tél. +33 (0)4 93 01 70 75 - Fax : +33 (0)4 93 76 63 09 - [info@azur-mediterranee.com](mailto:info@azur-mediterranee.com)

Carte professionnelle n°1010 Préfecture des Alpes-Maritimes - RCS NICE B 318026713

Code NAF 7906 - SIRET 318 026 713 00012 - Document non contractuel