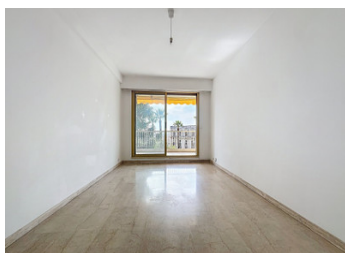


Elevated Living in Cimiez: 2-Bedroom apartment of 70.6 m with dual terraces and sea views

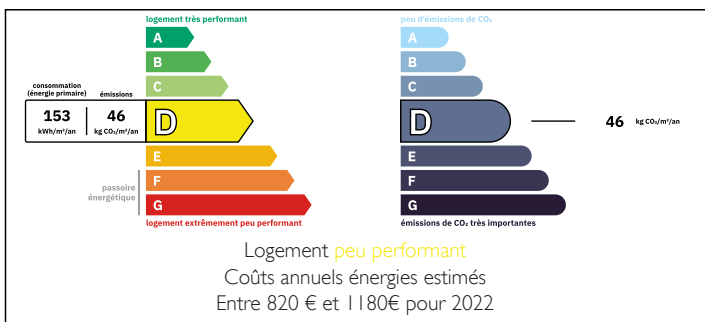


INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	70.69 m2
Outside Space:	25 m2



ENERGY - DPE



IN BRIEF

Experience the perfect blend of tranquility and convenience in one of Nice's most distinguished residential neighborhoods.

This spacious 70.69 m² apartment on the second floor of a prestigious secure residence offers an exceptional living experience with dual outdoor spaces. The bright living room flows seamlessly onto a magnificent 14.5 m² southwest-facing terrace, showcasing unobstructed panoramic views of the Mediterranean Sea, and the cityscape beyond. The thoughtfully designed layout includes a separate kitchen opening onto an additional 11 m² terrace, accessible from both bedrooms. A modern bathroom, separate toilet, and private cellar storage complete this well-appointed home. This residence is ideal for families seeking both space and serenity. The secure building with a dedicated caretaker ensures peace of mind, while the prime location offers easy access to both the Nice city center and

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: 1855 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property Location and Lifestyle:

Cimiez stands as one of Nice's most elegant and historically rich neighborhoods, perched on hillsides that offer commanding views of the city and coastline below. This refined residential district combines Belle Époque grandeur with modern tranquility, home to the renowned Matisse Museum, Roman ruins, and the lush Cimiez Gardens. The neighborhood's elevated position provides a peaceful retreat while maintaining excellent connectivity to central Nice and other essential amenities.

The area boasts charming local markets, quality restaurants, and convenient shopping options, while remaining just minutes from the vibrant city center and the famous Promenade des Anglais. With reliable public transportation links and easy access to Nice's cultural attractions, Cimiez offers the rare combination of residential serenity and urban accessibility that defines sophisticated Riviera living.

Connectivity:

Several regular bus lines service the Cimiez area, with stops only a few minutes away by foot. For drivers, the Voie Rapide urban motorway enables rapid travel throughout the city, connecting directly to the A8 freeway, opening up the entire French Riviera from Monaco to Cannes. Most notably, Nice Côte d'Azur Airport - one of France's busiest international hubs with worldwide connections - is just 15 minutes away, making this an ideal pied-à-terre for frequent travelers or international buyers.

Co-owned building of 1 units

Provisional annual charges: 4134€

Information about risks to which this property is