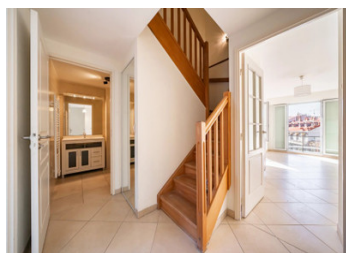
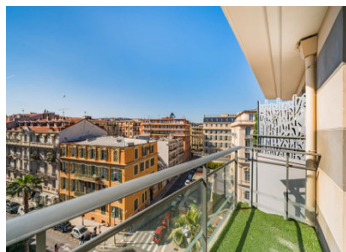


Top floor, 81m 3-bedroom duplex apartment, south-west facing, luxury residence in Nice city center



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	87 m2
Outside Space:	3 m2



IN BRIEF

In the heart of the highly sought-after Carré d'Or district, on the 6th and top floor of a recent luxury building (2010), discover this superb 87 m² duplex apartment, 3-bedrooms. Bright and perfectly laid out, it enjoys a south-west exposure and unobstructed views.

The first level comprises a living room with fitted kitchen opening onto a 3 m² balcony, two beautiful bright bedrooms overlooking the condominium's garden, a bathroom, and a separate toilet.

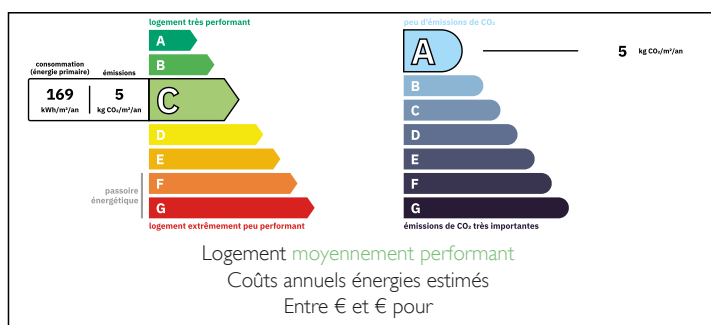
Upstairs, an elegant master suite with shower room and toilet offers an intimate and comfortable sleeping area.

Plenty of storage space, luxury condominium with concierge and green space.

A large closed garage in the basement is available as an option.

A rare property, ideal for a prestigious primary or

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.



LOCAL TAXES

Taxe foncière: 2250 EUR

NOTES

DESCRIPTION

Overview

Located in one of Nice's most prestigious and sought-after areas, this remarkable 87 m² 3-bedroom duplex apartment occupies the 6th and top floor of a contemporary building constructed in 2010, offering high-quality living standards.

From the moment you enter, the apartment charms with its brightness, balanced proportions, and elegant atmosphere, perfectly suited to a high-end urban lifestyle.

Its south-west exposure ensures optimal sunlight throughout the day, while its top-floor location guarantees peace and quiet, privacy, and unobstructed views. The perfectly maintained condominium benefits from the presence of a concierge, ensuring comfort, security, and quality of life on a daily basis.

Layout

The apartment is spread over two levels, offering an ideal separation between the living and sleeping areas.

On the first level:

-A spacious living room with a fully equipped open kitchen, creating a bright and welcoming space.

-A 3 m² west-facing balcony, ideal for enjoying the outdoors.

-Two beautiful south-facing bedrooms, bathed in light and overlooking the condominium's interior garden.

-A bathroom.

-A separate toilet.

Plenty of built-in storage, making perfect use of the