

699 000 €

**For sale loft**

**4 rooms**

**Surface : 119 m²**

**Surface of the living : 50 m²**

**Year of construction : 2018**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : Excellent**

**Standing : Résidentiel**

**Building condition : Bon**

**Features :**

Double vitrage, Résidence sécurisée, Calme, Porte blindée, Résidentiel, Stores électriques, Alarme, Jacuzzi, Chauffage au sol

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

**Legal information**

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Fees paid by the owner, well condominium (8 lots in the condominium), annual current expenses 2 954 € (246 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



Loft 393 Nice

**RARE and EXCLUSIVE! Unique property!** Ideally located in Nice, Nearby the Port / Lower Mont Boron district, on the top floor of a recent building, a stunning apartment/loft with a living area of 120 m² spread over 2 levels, in perfect condition, opening onto two large landscaped terraces of 100 m² (with jacuzzi, dining area, lounge corner, and more). Peacefully quiet and flooded with natural light thanks to its glass roof and numerous wide openings onto the outdoor spaces, this rare and unique property offers all the benefits of city living close to all amenities and tram lines 1 and 2, while also providing an outdoor lifestyle through its vast, beautifully arranged terraces. The apartment is laid out as follows: - On the first level (2nd and top floor of the building): a magnificent cathedral-style living room of over 50 sqm with a fully equipped kitchen, a large master bedroom of 27 sqm with dressing room, bathroom with a whirlpool tub,...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1409 and 1907 € (reference year 2023)  
Document non contractuel - 02/10/2026

