

Top floor 2-bedrooms apartment, 70.46m with panoramic views and 30m terrace - Saint Philippe Nice



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	30 m2

IN BRIEF

Located in the hills above Nice, in the sought-after neighborhood of Saint-Philippe, this superb 70.46 m² 2-bedrooms apartment occupies the top floor of a secure residence with a swimming pool. Bright and perfectly laid out, it offers a privileged living environment between the sea and the hills.

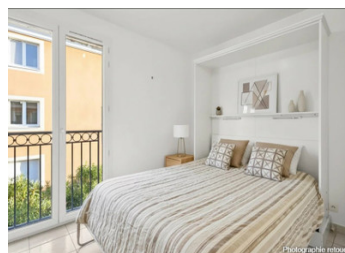
The living area consists of a spacious living room with a fully equipped open kitchen, opening onto a large 30.42 m² corner terrace facing south and west. A true extension of the apartment, this outdoor space offers breathtaking panoramic views of the Mediterranean.

The sleeping area comprises two bedrooms with built-in wardrobes, a bathroom, and a separate toilet. Air conditioning, double glazing, and individual heating ensure optimal comfort on a daily basis.

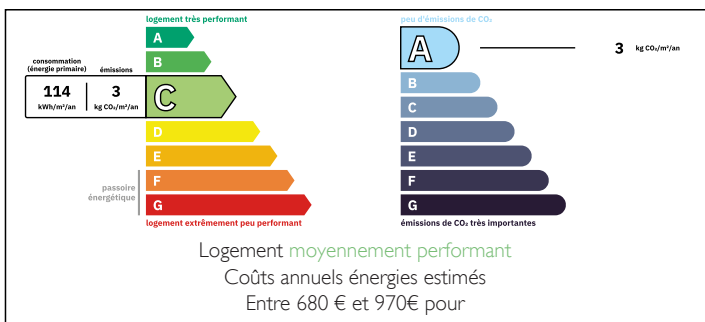
A closed garage, an underground parking space, an outdoor parking space, a pantry, and a cellar

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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.



ENERGY - DPE





DESCRIPTION

Overview

Perched on the top floor of a secure residence with a swimming pool, this apartment enjoys a privileged location in the hills above Nice.

Its brightness, tranquility, and spectacular sea view make it a particularly sought-after property. The large corner terrace, facing southwest, offers exceptional views and creates a truly Mediterranean outdoor living atmosphere.

Layout

The apartment has a perfectly optimized surface area of 70.46 m².

The light-filled living area combines a spacious living room with a fully equipped open kitchen.

The large bay windows provide direct access to the 30 m² terrace, ideal for dining, relaxing, or enjoying moments of conviviality facing the sea.

The sleeping area consists of two comfortable bedrooms with built-in storage, a bathroom, and a separate toilet.

Features: air conditioning, double glazing, individual heating and hot water, elevator.

Additional amenities enhance the comfort: closed garage, underground parking, outdoor parking space, cellar, and pantry.

Neighborhood

The Saint-Philippe area is popular for its residential setting, tranquility, and proximity to the city center. Shops, schools, public transportation, and major roads are easily accessible, while maintaining a peaceful atmosphere.

Just a few minutes from the Promenade des Anglais and the beaches, this neighborhood offers the ideal balance between city life and the relaxed lifestyle of

LOCAL TAXES

Taxe foncière: 1974 EUR

NOTES