1 room in Port

€189,000

Port · 1 room · 20 m² in size



Key details

Surface area	**20 m²**
Rooms	**1**

DPE (Energy) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

This charming, renovated studio apartment offers a prime opportunity in the bustling port district of Nice. Just 100 meters from the Port Lympia terminus (line B) and a short five-minute walk to both the Old Town and the beaches, the location is unbeatable. Surrounded by a variety of restaurants, bars, and essential amenities, this property is perfectly situated for convenience and enjoyment.

The ground-floor studio features a modern and comfortable setting, fully furnished and equipped, including furniture, dishware, and linens, making it ready for immediate occupancy or rental. The space is efficiently designed with an open-plan kitchen that is fully equipped with a stovetop, coffee machine, kettle, refrigerator, and all necessary utensils and glassware. The functional wardrobe and elegantly renovated bathroom, completed in 2025, add to the appeal.

This property is an ideal investment for those looking to start or expand an Airbnb rental business. Its strategic location, near tourist attractions and transport links, attracts an international clientele, making it highly desirable.

Highlights:
- Premium location in the heart of the port district, near Old Nice, beaches, and transport.
- Recently renovated studio with no additional work needed.
- Brand new bathroom.
- Fully furnished and equipped, ready for living or renting.
- Strong Airbnb rental potential.
- Immediate proximity to bars, restaurants, and amenities.

Don't miss this unique opportunity! Whether you're seeking a pied-à-terre in Nice or a turnkey rental investment, this studio is sure to meet your expectations. Contact us today to arrange a visit and explore the full potential of this property.

The seller is responsible for the agency fees. The property tax is 486 EUR per year, and the quarterly charges are 150 EUR. There are a total of 44 lots in the co-ownership.

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