Two-bedroom apartment in Port

€1,795,000

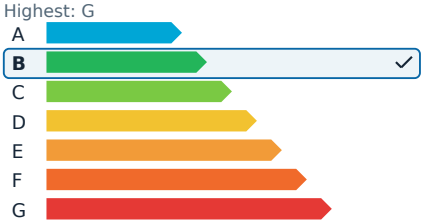
Port · 2 bedrooms · 122 m² in size

Key details

Surface area	**122 m²**
Bedrooms	**2**
Floor	**1st**
Lift	**Yes**
Outside space	**No**

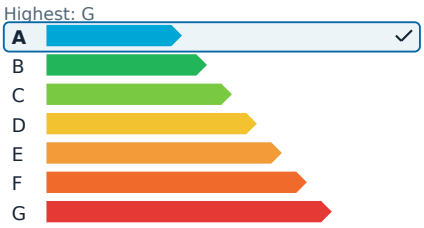
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of Port Lympia, this fully renovated reception apartment occupies its entire floor, offering remarkable views of the port. Situated in one of the most sought-after areas of the Port district, it is just steps away from the lively quays and the vibrant atmosphere of Nice. This elegant apartment, approximately 130 square meters, stands out for its generous spaces, contemporary renovation, and exceptional surroundings.

Housed within a characterful building, the property has undergone a complete renovation with a thoughtful architectural approach. The spaces have been designed with careful attention to proportions, lines, and flow, creating an interior that is both sophisticated and welcoming. The entrance leads to a remarkable reception room, with five large openings that provide an expansive view of Port Lympia. The west-facing orientation allows for beautiful light in the late afternoon, enhanced by a home automation system that adjusts the ambiance.

The decor, by AFFINE DESIGN, features touches of Klein blue, giving the apartment a unique identity that echoes the Mediterranean atmosphere and the essence of Nice. The open kitchen, seamlessly integrated into the reception areas, combines aesthetics and functionality. It is equipped with Miele appliances, an integrated plancha, a wine cellar, and numerous features to conceal technical elements when desired.

The night area includes two ensuite bedrooms, one of which is a beautiful master bedroom with a custom-made dressing room and a carefully designed bathroom. An independent laundry room adds to the apartment's comfort. Additionally, a Bose integrated audio system allows for different soundscapes throughout the spaces.

Port Lympia is a true extension of the city center towards the sea, captivating with its unique atmosphere, heritage, lively quays, and diverse shops and venues. Vieux-Nice, the Promenade des Anglais, and the city's main attractions are quickly accessible. This apartment is rare for its location, level of renovation, and especially for its quality connection to the Port.

The property is part of a co-ownership with annual charges of €1,800. Agency fees are the responsibility of the seller. There are no ongoing legal proceedings.

Two-bedroom apartment in Port

€1,795,000

Port · 2 bedrooms · 122 m² in size

Two-bedroom apartment in Port

€1,795,000

Port · 2 bedrooms · 122 m² in size

Two-bedroom apartment in Port

€1,795,000

Port · 2 bedrooms · 122 m² in size