Three-bedroom apartment in Port

€1,750,000

Port · 3 bedrooms · 140 m² in size

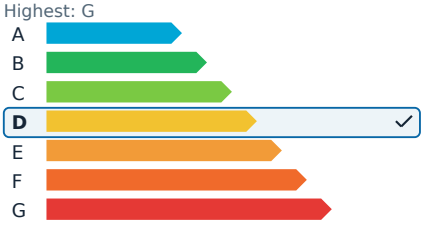


Key details

Surface area	**140 m²**
Bedrooms	**3**
Floor	**3rd**
Lift	**Yes**
Outside space	**Balcony**
Monthly charges	**€222 /mo**

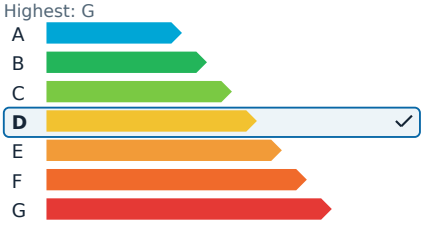
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

This remarkable apartment, rarely seen on the market, is located at the prestigious Quai Lunel in the heart of the Port of Nice. Occupying the penultimate floor of an elegant bourgeois building with an elevator, the property spans approximately 143 square meters and features a cross-through layout that maximizes light throughout the day.

Upon entering, the high ceilings of over 3.10 meters and the abundant natural light immediately capture attention. The charm of the old-world architecture is beautifully preserved, offering spectacular views that enhance the apartment's exceptional character.

The expansive living room, over 40 square meters, opens onto a balcony with a stunning panorama of the Port of Nice, the Mediterranean, and Mont Boron hill. This ever-changing view provides a living tableau throughout the day. The principal suite, adjacent to the living room, shares this unique view and includes its own bathroom.

The night area is completed by two additional spacious bedrooms, a comfortable bathroom with a toilet, a second independent toilet, and a dressing room. Opposite the living room, the independent kitchen opens onto a second balcony with an unobstructed view of the Château hill.

The East/West orientation ensures optimal sunlight all day. The rational layout allows for various configurations, easily transforming the apartment into a five-room dwelling or creating a spectacular reception area of approximately 65 square meters by combining the living room with one of the bedrooms.

Living on Quai Lunel offers daily access to one of Nice's most sought-after neighborhoods. The renowned restaurants of the Port, cafes, local shops, markets, and the tramway directly connecting to the airport, Place Garibaldi, Old Nice, Coco Beach, and the coastal path are just minutes away on foot. This rare location combines elegance, a gentle lifestyle, and mobility.

Key highlights include:
- Prestigious address on Quai Lunel
- Penultimate floor with an elevator

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