

# French Properties

ONLINE

€250 000

**Studio**

**Surface :** 22 m<sup>2</sup>

**Terrace area:** 6 m<sup>2</sup>

**Year of construction:** 2022

**Exposition:** southw est

**View :** sea view

**Kitchen:** fitted kitchen

**Hot water:** collective

**Heating:** collective

**Inner condition:** excellent

**Standing:** prestige

**Features:**

Apercu mer, Sauna, calm, Salle de sport, lift, pool, air conditioning

1 terrace

1 show er

1 WC

1 cellar

**Energy class (dpe):** C

**Emission of greenhouse gases (ges):** A

Document non contractuel

02/05/2025 - Prix T.T.C



## Apartment 856 Nice

Beautiful, bright studio with sea view – High-end residence with swimming pool, gym, sauna and hammam. Located in the sought-after and recently built Baie Horizon residence (delivered in 2022), this perfectly designed 23 m<sup>2</sup> studio (22.82 m<sup>2</sup> Carrez law) is situated on the 5th and top floor with elevator access. This bright property features a lovely living space with an open-plan kitchen, a sleeping area, and a pleasant sea glimpse. A beautiful, modern shower room with integrated toilet completes the layout. The living area features comfortable underfloor heating, perfect for the cooler seasons. A cellar located on the ground floor comes with the apartment. The residence, comprising only 47 apartments, offers high-end amenities: a private swimming pool, a wellness area with a gym and sauna – all in a peaceful, residential setting. Nestled in a desirable residential area in Nice West, this studio offers a tranquil environment while remaining close to amenities and the city's main attractions. You can easily reach: • The famous Promenade des Anglais and its beaches, just a few minutes' walk away. • Nice city center, with its shops, restaurants, and vibrant lifestyle, thanks to nearby public transport (bus and tram). • Old Nice and Castle Hill – perfect for scenic walks – quickly accessible by

