



233 362 €

For sale apartment

3 rooms

Surface : 64 m²

Surface of the living : 36 m²

Year of construction : 2026

Exposition : Nord ouest

View : Campagne

Hot water : Individuelle thermodynamique

Inner condition : new

Standing : residential

Building condition : new

Features :

Lift, Double Glazing, Secured residence,

Calm, residential, Visitor Parking

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

#### Legal information

233 362 € fees included

5,00% VAT of fees paid by the buyer

(222 250 € without fees), well

condominium (37 lots in the condominium),

annual current expenses 1 560 €

(130 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 1889 Nice

Privileged location - Located at the foot of the town of Colomars - near Pont de la Manda and Nice Lingostière - NEW PROGRAM DELIVERABLE JUNE 2026 Small residence of very good standing - on quiet, sunny landscaped grounds - 3-room apartment 75 m2 located on the 3rd and last floor - living room of 37 m2 - 1 Beautiful bedroom of 16m2 - another of 10m2 - a bathroom - - private parking. Calm and sunshine Reduced notary fees - New sound and thermal standards - Eligibility Requirements- Non-contractual photos - Documentation on request or contact: 06 16 30 27 91

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 500 and 700 € (reference year 2024)  
Document non contractuel - 30/04/2025

