

**SALE APARTMENT - NICE LE PORT - NICE LE PORT, NEW 3-ROOM FLAT MEASURING  
EXPOSÉS 54,77M2 WITH TERRASSE**



**Price : €540,000**

Notary fees and land registration taxes excluded

Vendor fees: €27,000

Price without fees: €513,000

Ref : 6329 - ref61

## Description

Available for 2025.

Situated on the 6th floor of a magnificent new residence, this flat benefits from top-quality fixtures and fittings.

It comprises an entrance hall leading to a south-west facing living room and 2 bedrooms, in absolute peace and quiet, and a bathroom with toilet.

The property is sold new.

Eligible for tax relief under the Pinel law and the zero-rate loan, as well as reduced notary fees, this flat offers a host of advantages.

Surface : 54.77m<sup>2</sup>

Floor : 6th

Rooms : 3

Exposure : South-East

Bedrooms : 2

## Equipment

Central vacuum system

Double glazing

PVC window

Internet

Electric awnings

Disabled access

Lift

Optical fiber

Digicode

Intercom

Electric gate

## District

### Le Port

Port Lympia is the official name of the port of Nice. This name was given to it as a reference to a source that used to irrigate this aquatic area converted into a port and open to ships as early as 1751. The buildings around the basin, some of which are secular remain remarkable for their style evoking the buildings of the coasts of Liguria. They are also much wanted for the stunning view they offer on the Château hill or the Baie des Anges and Mont Boron on the East.

The ochre and yellow façades, the buildings with porticos, their rich ornamental decorations, the succession of archways on the Place de l'Île de Beauté, the restaurant terraces opening onto the peaceful moorings, here everything is reminiscent of the Italian Riviera and its sweet life. The church Notre-Dame du Port seems to watch over the "pointus", the small fishermen's boats, and the sailboats, grants to this memorial area, which is also the antique dealer's stronghold, a timeless Mediterranean charm.



**VIZCAYA**  
NICE, LE PORT & MONT-BORON

**Vizcaya**  
4 quai Papacino

06300 Nice  
0497082323  
immo@vizcaya.fr

## Photos



**VIZCAYA**  
NICE, LE PORT & MONT-BORON

**Vizcaya**  
4 quai Papacino

06300 Nice  
0497082323  
immo@vizcaya.fr