Three-bedroom apartment in Port

€1,750,000

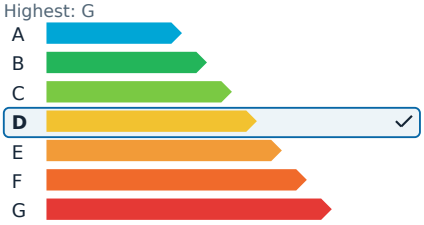
Port · 3 bedrooms · 140 m² in size

Key details

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

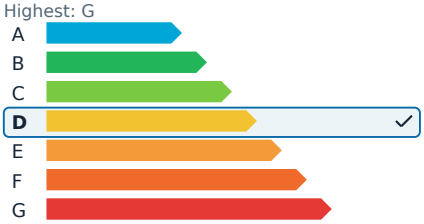
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

This exceptional apartment, rarely seen on the market, is located in the heart of the prestigious Quai Lunel, one of the most sought-after addresses in the Port of Nice. Occupying the penultimate floor of an elegant bourgeois building with an elevator, this spacious 143 m² apartment offers a unique blend of classic charm and modern living.

Upon entering, you are greeted by generous volumes, with a ceiling height of over 3.10 meters and abundant natural light that highlights the beautifully preserved period features. The expansive living room, over 40 m², opens onto a balcony that offers remarkable views of the Port of Nice, the Mediterranean, and the Mont Boron hill. This living artwork changes throughout the day, providing a dynamic backdrop to daily life.

The main suite, adjacent to the living area, also enjoys this unique view and comes with its own en-suite shower room. The sleeping quarters are completed by two additional well-sized bedrooms, a comfortable bathroom with a toilet, a second independent toilet, and a dressing room.

Facing the living area, the separate kitchen opens onto a second balcony, offering a clear view of the Château hill. The apartment benefits from an east-west orientation, ensuring optimal sunlight throughout the day. Its rational layout allows for various configurations, whether transforming it into an elegant five-room apartment or creating a spectacular 65 m² reception area by merging the living room with one of the bedrooms.

Living on Quai Lunel means enjoying one of Nice's most desirable neighborhoods daily. The renowned restaurants of the Port, cafes, local shops, markets, the tramway with direct access to the airport, Place Garibaldi, Old Nice, the beaches of Coco Beach, and the coastal path are all within walking distance. This rare location combines elegance, a gentle lifestyle, and excellent mobility.

Key features include:
- Prestigious address on Quai Lunel
- Penultimate floor with elevator
- Panoramic views of the Port of Nice, the sea, and Mont Boron
- East-west cross orientation

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