

# \$4,595 - 240 Nice Lane # 211, Newport Beach

MLS® #OC23074452

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**\$4,595**

2 Bedroom, 1.00 Bathroom, 1,136 sqft  
Residential Lease on 0 Acres

Villa Balboa (VBAL), Newport Beach,

Price Enhancement for immediate move-in!  
Welcome to Luxurious Villa Balboa - an esteemed, gated community that overlooks the stunning Balboa Peninsula. You'll love living in this impeccably maintained property, complete with tasteful upgrades and breathtaking views of the ocean, pool, and lush greenbelt. As you step into this newly upgraded Southwest-facing condo, you'll be greeted by a bright and airy living room that features an oversized fireplace, and an adjacent dining area - perfect for both relaxation and entertaining. This resort-style living is just moments away from the beach and offers easy access to the area's top-rated restaurants and attractions. The condo itself is a spacious ocean-view paradise that has been recently remodeled to include 2 oversized bedrooms and 1 spacious bathroom, with luxurious touches like recessed lighting, crown molding, and cedar oak laminate flooring. The kitchen has been remodeled with quartz countertops and stainless-steel appliances and is complete with a convenient breakfast bar. You'll love spending time on the oversized balcony (complete with storage closets), where you can soak in the serene ocean views. The unit also includes 2 assigned covered parking spaces in the underground garage. This peaceful, gated community offers access to a spacious clubhouse, two pools and spas, tennis courts, and a community fitness center. You'll also be just a short walk away from Sunset Ridge Park and steps from the beach -



ideal for leisurely sunrise and sunset walks.  
Don't miss this incredible opportunity to lease  
and live the Newport Beach lifestyle. Gas,  
water & trash included! Unfurnished-property  
is staged.

Built in 1979

**Additional Information**

|                 |                      |
|-----------------|----------------------|
| City            | Newport Beach        |
| County          | Orange               |
| Zip             | 92663                |
| MLS® #          | OC23074452           |
| Bedrooms        | 2                    |
| Bathrooms       | 1                    |
| Square Ft       | 1,136                |
| Lot Size        | 0.00                 |
| Neighborhood    | Villa Balboa (VBAL)  |
| Levels          | One                  |
| Garages         | 2                    |
| School District | Newport Mesa Unified |
| HOA Dues        | \$                   |

**Listing Details**

|               |                         |
|---------------|-------------------------|
| Listing Agent | Billy Rosenberg         |
| Provided By:  | Billy Rosenberg, Broker |

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