

# \$5,450 - 240 Nice Lane # 303, Newport Beach

MLS® #NP25044315

**\$5,450**

2 Bedroom, 2.00 Bathroom, 1,581 sqft

Residential Lease on 1 Acres

Villa Balboa (VBAL), Newport Beach,

Welcome to your exquisite Newport Beach retreat in the prestigious Villa Balboa! This expansive two-bedroom, two-bath penthouse condo is bathed in natural light and features soaring ceilings, recessed lighting, crown moldings, multiple skylights, and generous windows framing stunning views. Featuring a modern kitchen with sleek stainless steel appliances, including a Whirlpool refrigerator, KitchenAid dishwasher, gas oven, and built-in microwave. The kitchen opens seamlessly to a counter bar and adjacent dining area, perfect for entertaining. The spacious living room, filled with abundant light, offers a built-in gas fireplace and sliding doors leading to a wrap-around patio, ideal for enjoying the gentle ocean breeze. The primary suite with an attached luxurious bathroom features a Toto toilet/bidet combo, dual sinks, a deep soaking tub with shower, and ample storage, with both a mirrored closet and a walk-in closet.

Additional features include one secured, underground parking space, along with two parking passes. Villa Balboa™'s exceptional amenities encompass pickleball and tennis courts, two swimming pools, a spa, BBQ area, clubhouse, fitness center, and controlled access gates. Conveniently located near pristine beaches, the Balboa Peninsula, award winning schools, and an array of shops and restaurants, this residence offers the perfect blend of elegance, comfort, and coastal living.



Built in 1979

## Essential Information

MLS® #	NP25044315
Price	\$5,450
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,581
Acres	0.72
Year Built	1979
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Tori Rimlinger
Listing Office	Compass

## Community Information

Address	240 Nice Lane # 303
Area	N6 - Newport Heights
Subdivision	Villa Balboa (VBAL)
City	Newport Beach
County	Orange
Zip Code	92663

## Amenities

Amenities	Barbecue, Fitness Center, Pickleball, Pool, Sauna, Spa/Hot Tub, Tennis Court(s)
Utilities	Association Dues
Parking Spaces	3
Parking	Community Structure
# of Garages	1
Garages	Community Structure
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

## Interior

Interior Features	Cathedral Ceiling(s), Breakfast Bar, Primary Suite, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, Dryer, Gas Range, Refrigerator, Washer
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Newport Mesa Unified
Elementary	Newport Heights
Middle	Ensign
High	Newport Harbor

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	136
Short Sale	N
RE / Bank Owned	N

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