

# **\$4,750 - 240 Nice Lane #306, Newport Beach**

MLS® #NP25230629

**\$4,750**

2 Bedroom, 2.00 Bathroom, 1,317 sqft

Residential Lease on 0 Acres

Villa Balboa (VBAL), Newport Beach,

PENTHOUSE 3RD FLOOR OCEAN VIEW & PIER VIEW. TWO BEDROOM TWO BATH MASTER SUITES. LOCATED IN THE SECURE COMPLEX OF VILLA BALBOA LOCATED TWO BLOCKS TO THE BEACH. SKYLIGHTS THROUGH OUT WITH VAULTED CEILING. LIGHT AND BRIGHT. EXTRA LARGE PATIO FOR ENTERTAINING WITH TWO STORAGE CLOSETS. ALL NEW WINDOW COVERS. MASTER BEDROOM WITH BUILT IN CABINETS AND LARGE BATHROOM WITH HEATED FLOORING. TWO BLOCKS TO BEACH FOR WALKING AND BIKING, SUNSET PARK DIRECTLY ACROSS THE STREET. FULL AMENITIES INCLUDE TWO POOLS, TWO JACUZZI'S, 3 PICKLEBALL COURTS, 1 TENNIS COURT. STATE OF THE ART GYM AND CLUBHOUSE. FIVE MINUTES TO FASHION ISLAND, LIDO ISLAND, BALBOA ISLAND, HUNTINGTON BEACH AND FREEWAY. WALKING DISTANCE TO ALL FINE DINING. WASHER/DRYER AND REFRIGERATOR INCLUDED. A MUST SEE! LOCATION LOCATION.



Built in 1979

## **Essential Information**

MLS® # NP25230629

Price \$4,750

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	1,317
Acres	0.03
Year Built	1979
Type	Residential Lease
Sub-Type	Condominium
Status	Closed
Listing Agent	Annette Warner
Listing Office	Alan Van Devort and Assoc.

## Community Information

Address	240 Nice Lane #306
Area	N6 - Newport Heights
Subdivision	Villa Balboa (VBAL)
City	Newport Beach
County	Orange
Zip Code	92663

## Amenities

Amenities	Clubhouse, Fitness Center, Barbecue, Pickleball, Pool, Tennis Court(s)
Utilities	Trash Collection, Water
Parking Spaces	2
# of Garages	2
View	City Lights, Coastline, Ocean, Pier
Has Pool	Yes
Pool	Community, Association

## Interior

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Newport Mesa Unified
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## Additional Information

Date Listed September 30th, 2025

Days on Market 18

Short Sale N

RE / Bank Owned N

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