2 rooms in Carre d'Argent

€985,000

Carre d'Argent · 2 rooms · 58 m² in size



Key details

Surface area	**58 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,760 /yr**

DPE (Energy) **B**

Lowest: A
Highest: G

A	
B	✓
C	
D	
E	
F	
G	

GES (Emissions) **A**

Lowest: A
Highest: G

A	✓
B	
C	
D	
E	
F	
G	

Description

Experience the charm of coastal living with this exceptional two-room apartment located on Quai des États-Unis in Nice. Just steps away from the historic Old Town, the vibrant Cours Saleya, and the lively Place Masséna, this property offers an unparalleled address by the sea. Situated in a prestigious, secure building complete with an elevator, this apartment is positioned right at the foot of the iconic Promenade des Anglais.

Spanning 58.15 square meters, the apartment boasts two balconies, one of which is generously sized and provides breathtaking sea views. The interior features a welcoming entrance, a spacious and bright living room that opens onto the first balcony with its stunning views of the sea, and a comfortable bedroom that leads to a second balcony facing the building's courtyard. The property also includes an independent kitchen, a bathroom, and separate WC. High ceilings, air conditioning, and double-glazed windows enhance the apartment's appeal, making it ideal for either a primary or secondary residence.

Estimated annual energy expenses for standard usage range between €620 and €870, including subscriptions, based on data from 2021 to 2023.

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