2 rooms in Carre d'Argent

€525,000

Carre d'Argent · 2 rooms · 51 m² in size



Key details

Surface area	**51 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€1,968 /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

In the heart of Nice's vibrant city center, this exquisite two-room apartment offers a luxurious living experience within the prestigious Grand Hotel residence. Just steps away from the lush greenery of the Coulée Verte and the bustling Place Masséna, the apartment spans 51 square meters and is in impeccable condition, ready for immediate occupancy.

Located on the third floor with elevator access, the apartment features a delightful 10-square-meter terrace with an unobstructed view, providing a serene outdoor space amidst the urban setting. The interior layout includes an entryway with a closet, a bright 23-square-meter living room, a bespoke fully-equipped kitchen, a bedroom with a custom-built dressing area, a shower room, and separate toilets.

The property boasts high-quality finishes and materials, such as marble flooring, large aluminum double-glazed windows, centralized electric shutters, reversible air conditioning, and ample custom storage solutions. A notable feature is that all main rooms have direct access to the terrace, which comfortably accommodates a table for four and a lounge chair.

The residence enhances the living experience with its beautifully landscaped park, on-site concierge, and well-maintained communal areas. Additionally, a basement storage unit is included with the apartment. The property is offered in pristine condition, sold turnkey, and can include furnishings as per the buyer's requirements.

The apartment is part of a co-ownership comprising 55 residential lots. Annual charges amount to €1,968, covering cold water, concierge services, garden maintenance, and upkeep of communal areas. The price includes agency fees, which are the responsibility of the buyer.

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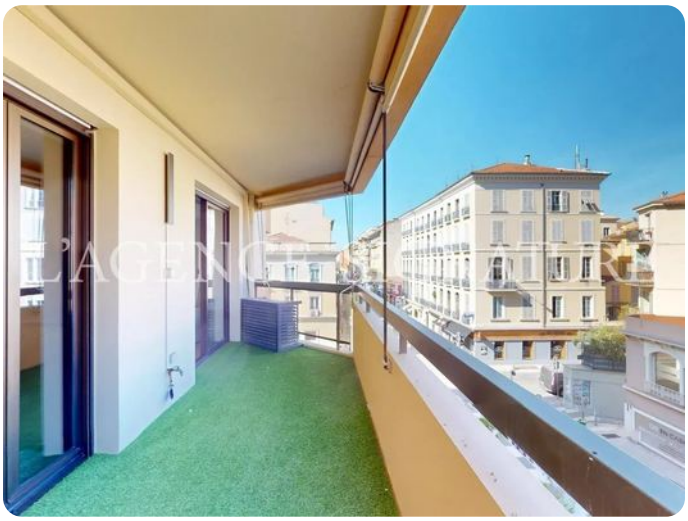



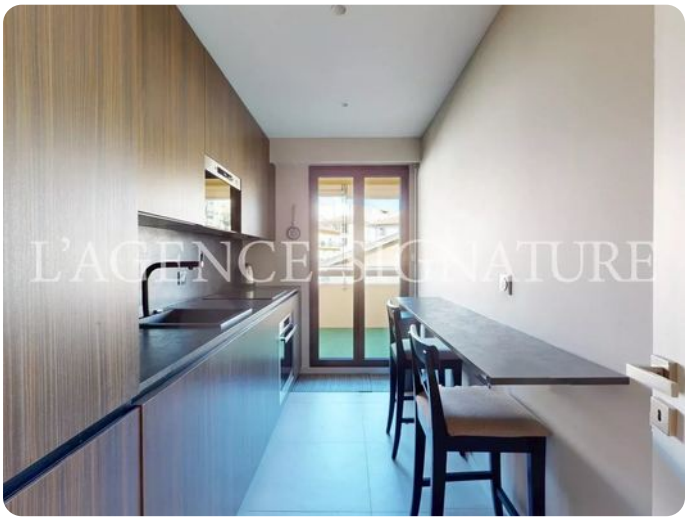







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