2 rooms in Carre d'Or

€998,000

Carre d'Or · 2 rooms · 69 m² in size

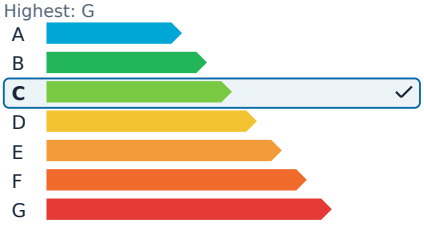


Key details

Surface area	**69 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€4,548 /yr**

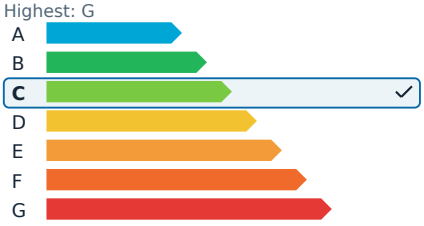
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

Discover an exquisite 2/3-room apartment in a prestigious residence featuring a caretaker, a swimming pool, and a clubhouse on the top floor. This 69 m² apartment is in excellent condition and perfectly positioned on the renowned Promenade des Anglais.

Perched on the 4th floor, the apartment offers an abundance of natural light, generous spaces, and breathtaking views of the Mediterranean Sea. The spacious living area, complete with a fully equipped open kitchen, spans over 32 m² and opens onto a beautiful 20 m² terrace. This outdoor living space provides an exceptional panorama of the Bay of Angels, ideal for soaking up the sun and enjoying the Nice waterfront.

The sleeping area includes a large 16.5 m² bedroom with direct terrace access and built-in storage, along with a second room of 10.35 m² that can serve as a guest room, office, or additional living space. A 5.55 m² bathroom with a toilet, an independent shower room of 3.2 m², and a separate toilet complete this well-designed apartment.

The residence offers sought-after amenities such as a caretaker, swimming pool, and clubhouse on the top floor, all within a secure and privileged environment.

With immediate access to shops, restaurants, transportation, and all conveniences, this rare property is an ideal choice for a primary residence, a prestigious pied-à-terre, or a valuable investment on the Promenade des Anglais.

The apartment comes with a cellar and the option to acquire a parking space within the co-ownership.

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