2 rooms in Carre d'Or

€945,000

Carre d'Or · 2 rooms · 56 m² in size



Description

In the heart of Nice's prestigious Carré d'Or and at the start of the iconic Promenade des Anglais, this top-floor duplex apartment offers an unparalleled living experience. Recently renovated in 2024, the 56.4 m² apartment is designed to maximize comfort and style. The living area opens onto an 11 m² terrace, seamlessly extending the indoor space to the outdoors.

A staircase from the entrance leads to a private 40 m² rooftop, an exceptional feature perfect for summer lounging, dining, and entertaining. From here, enjoy panoramic views over the city and hills, with a glimpse of the sea. The residence also boasts a rooftop pool area with two swimming pools and a solarium, offering unobstructed views of the Mediterranean. Additionally, a clubhouse is available for hosting private events or relaxing with a book.

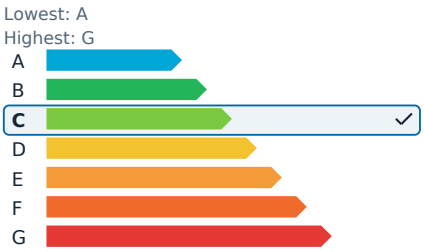
This property is ideally situated just steps from the beach, shops, restaurants, and all the conveniences of central Nice, making it a perfect pied-à-terre, secondary residence, or investment property.

Key details

Surface area	**56 m²**
Rooms	**2**
Floor	**7th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€4,060 /yr**

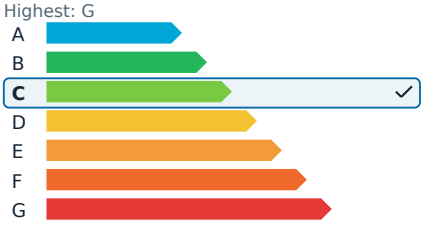
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



The apartment is part of a co-ownership comprising 328 lots and is free of any ongoing legal proceedings. The average monthly management cost is 338.33€, and the agency fees are covered by the seller.

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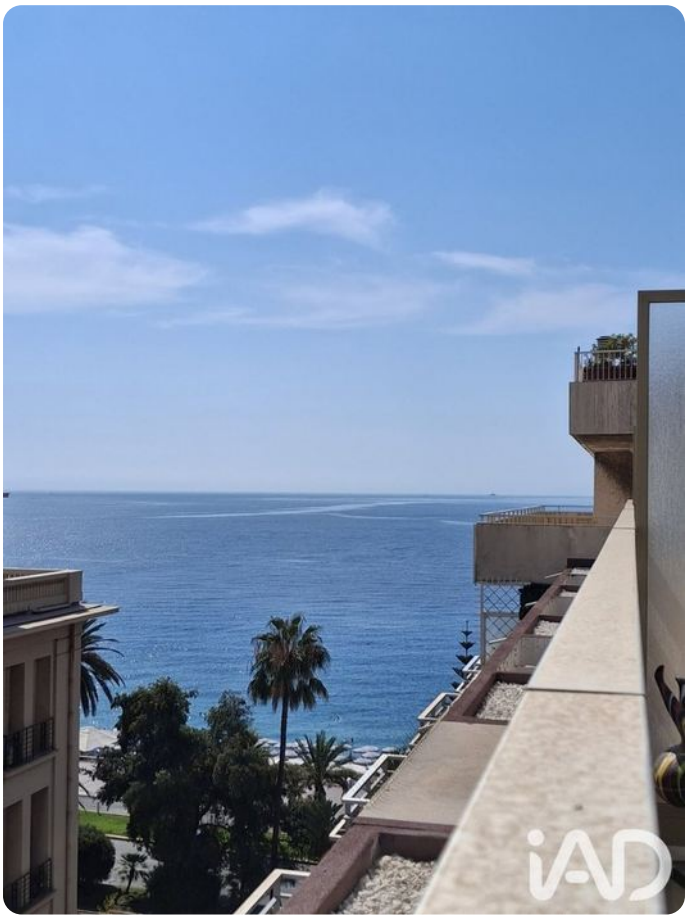



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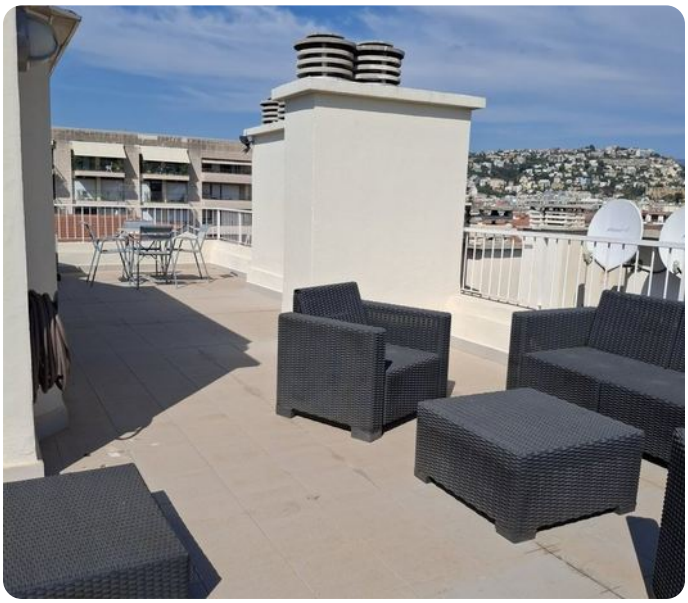



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