# 2 rooms in Musicians Quarter

**€184,000**

Musicians Quarter · 2 rooms · 21 m² in size

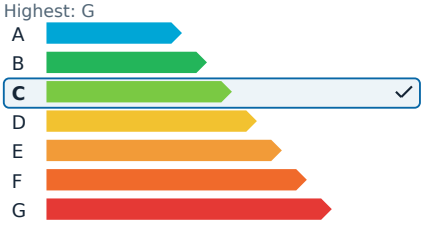


## Key details

| | |
|---|---|
| Surface area | **21 m²** |
| Rooms | **2** |
| Floor | **3rd** |

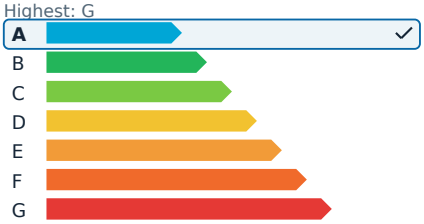
**DPE (Energy)** **C**

Lowest: A
Highest: G




**GES (Emissions)** **A**

Lowest: A
Highest: G




## Description

In the heart of Nice's prestigious Carré d'Or, just a short stroll from the iconic Promenade des Anglais, this charming apartment offers a peaceful retreat within a secure residence. Set on the top floor of a three-story building without an elevator, the apartment spans 21.2 square meters and is bathed in sunlight, featuring a north-south orientation with unobstructed views. Recently renovated, the space includes a living room, an equipped open kitchen, a bedroom, and a bathroom with a toilet. Modern conveniences such as double-glazed windows and reversible air conditioning ensure comfort throughout the year. The apartment also presents an excellent opportunity for short-term rentals, boasting a potential yield of 12% from student and seasonal lets.

The monthly management cost is 124€. The energy efficiency rating is classified as C, with a climate rating of A. The agency fees are the responsibility of the seller. This property is part of a co-ownership comprising 23 lots. There is an ongoing legal procedure regarding the installation of air conditioning by Mme Bunkova.

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