2 rooms in Musicians Quarter

€369,000

Musicians Quarter · 2 rooms · 54 m² in size



Key details

Surface area	**54 m²**
Rooms	**2**
Floor	**7th**
Lift	**Yes**
Terrace	**Yes**
Annual charges	**€2,400 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

Just a short stroll from the sea and the Alsace Lorraine tramway, this two-room apartment offers an ideal location with easy access to all amenities. Situated in a recently renovated high-standard building, the property occupies the penultimate floor, providing an exceptional vantage point above the bustling city center. From the seventh floor, residents can enjoy breathtaking, unobstructed views of the rooftops of Nice and the surrounding hills—a rare and captivating perspective that combines a sense of openness with urban living.

The west-facing living room is filled with natural light throughout the afternoon and opens onto a genuine terrace, perfect for dining with a view. This feature offers a touch of understated luxury in the heart of the city. Inside, the apartment is surprisingly quiet, offering a tranquil retreat with a layout that includes a comfortable living room, an independent kitchen, a bedroom, a bathroom, and separate toilets. While the apartment requires renovation, it presents a remarkable opportunity to create a contemporary and elegant space in this premium location. A transformation project can be proposed to help potential buyers envision the possibilities.

This property is part of a co-ownership consisting of 174 lots, with 82 designated for residential use. The annual charges amount to 2,400 EUR, covering hot and cold water as well as heating. There are no ongoing legal proceedings.

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