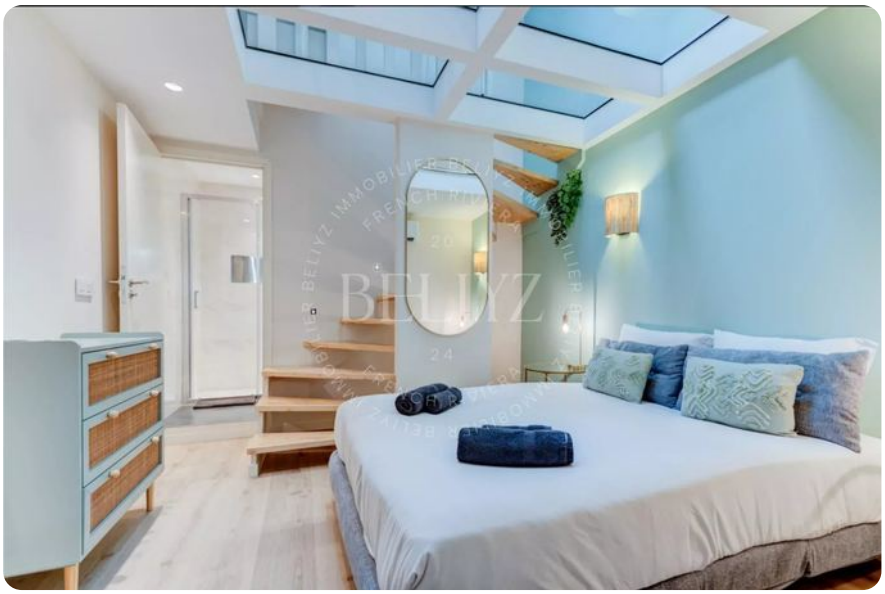
2 rooms in Old Town

€229,000

Old Town · 2 rooms



Key details

Rooms	**2**
Floor	**5th**

DPE (Energy) **C**

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 Vieux Nice, on rue Benoît Bunico, this top-floor duplex captures the charm and authenticity of one of the city's most iconic neighborhoods. Set within a typical Niçois building, this apartment spans 23.08 m² under the Loi Carrez and boasts an exceptional location just steps away from the beaches, popular destinations, and transport links. Redesigned and furnished by an architect, it showcases a high-quality renovation where every detail has been carefully considered to blend aesthetics, comfort, and space optimization. Natural light floods the apartment through a central skylight and glass flooring, providing a distinctive architectural character and a rare ambiance for the area. Offered fully furnished and air-conditioned, this property is ready for immediate use without any need for further work, making it a sought-after investment opportunity in a high-demand area. It represents a strategic rental investment, suitable for year-round short-term rentals with a net return of over 10%, and also offers the possibility for student rentals. Its premium location amidst a vibrant tourist environment ensures an excellent occupancy rate. The apartment includes a fully equipped American kitchen with dining area and pantry, a living space with a sleeping area, a shower room, and separate toilets with a washbasin. Less than 200 meters from the beaches, with shops and restaurants at the building's doorstep, the Cathédrale Vieille Ville tramway is just a two-minute walk away, and Lycée Masséna is in close proximity, making it an ideal setting for combining quality of life with rental value.

Monthly management cost: €50.

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