3 rooms in Carre d'Or

€695,000

Carre d'Or · 3 rooms · 79 m² in size

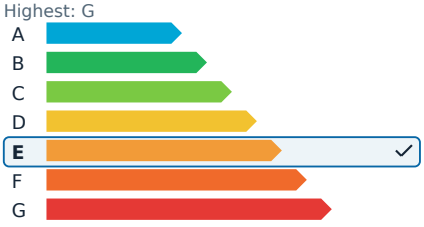


Key details

Surface area	**79 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Terrace	**Yes**

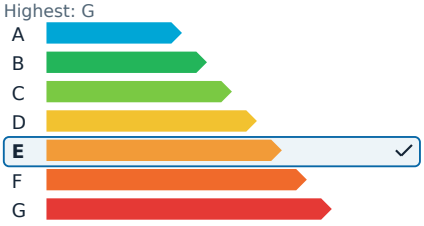
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

This apartment, exclusively available for sale, is situated on the fifth floor of the prestigious Le Palatin residence at 43 Promenade des Anglais. The building is well-maintained, features an elevator, and has a caretaker on-site. Its prime location at the intersection of Promenade des Anglais and Boulevard Gambetta offers easy access to the Alsace Lorraine garden and tram line 2, connecting the airport to the port in less than five minutes on foot.

Spanning 79.50 square meters, the apartment includes a 10 square meter terrace with a lateral sea view. The property benefits from an East-West orientation, allowing for plenty of natural light. Upon entering, you find a living area leading to the West-facing terrace, and an independent kitchen facing East. A corridor connects to the sleeping area, which includes two bedrooms (one facing East, the other West), two bathrooms, separate toilets, and a storage closet.

The apartment retains its original charm with marble floors and large sliding glass doors, offering great potential for interior design. Additionally, there is an option to purchase a garage in the residence for an additional 55,000€.

Monthly co-ownership fees are 280€, covering collective heating, cold and hot water, and caretaker services.

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