3 rooms in Carre d'Or

€699,000

Carre d'Or · 3 rooms · 84 m² in size



Key details

Surface area	**84 m²**
Rooms	**3**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **E**

Lowest: A
Highest: G

A
B
C
D
E ✓
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This exclusive, rare find is ideally positioned in the prestigious Carré d'Or area, just 100 meters from the sea and the iconic Promenade des Anglais. The neighborhood offers convenience with nearby shops, tram and bus services, as well as schools and universities.

The property is located on the top floor of a luxurious bourgeois building, featuring a renovated facade, updated common areas, and a new roof. The co-ownership requires no additional work. The 84m², three-room apartment is filled with natural light, offering unobstructed views of the city and a glimpse of the sea. Its well-thought-out design includes a star-shaped layout that maximizes space, with generous rooms and high ceilings.

The kitchen, currently independent, can be opened to the adjacent living room, which leads to two balconies perfect for relaxation. The sleeping area is separated from the living room, providing privacy. Both bedrooms are spacious and equipped with storage, and they open onto another balcony. An office space can be converted into a dressing room.

The apartment is equipped with air conditioning, double glazing, electric roller shutters, blinds, and an armored door for added security.

Monthly management charges are €290, covering cold water, heating, maintenance of common areas, and elevator usage. The property has an energy efficiency rating of E. The property tax is €970 per year, and there are no ongoing legal proceedings to the best of our knowledge.

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