5 rooms in Musicians Quarter

€1,100,000

Musicians Quarter · 5 rooms · 122 m² in size



Key details

Surface area	**122 m²**
Rooms	**5**
Floor	**2nd**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€2,160 /yr**

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 Nice's highly desirable Musicians district, just steps from Boulevard Victor Hugo, lies a stunning apartment in the luxurious Palais Yolande. This property seamlessly blends the charm of its historic roots with a high-end contemporary renovation.

Spanning a total of 148 square meters, with 122 square meters under Carrez law, the apartment includes an additional attic bedroom of 14 square meters and a 12-square-meter cellar. Situated on the second floor of a five-story building with an elevator, this residence offers privacy and tranquility, with only two apartments per level. The building also features an interior courtyard, although private parking is not currently available.

The apartment comprises five main rooms, including a spacious living and dining area filled with natural light. There are three bedrooms, highlighted by a magnificent master suite complete with an adjoining bathroom featuring both a bathtub and shower, a marble fireplace, custom storage, and two balconies. The second bedroom also boasts a balcony, office space, and integrated storage, while the third multipurpose room, which can serve as a bedroom or TV lounge, includes a balcony and additional storage. Two bathrooms with refined finishes and brass faucets add to the elegance of the space.

The recent renovation, completed in December 2025, respects the apartment's original character with moldings, four marble fireplaces, Point de Hungary parquet flooring, and remarkable ceiling heights. Modern amenities include air conditioning, dual-flow heating, insulating joinery, secure doors, an alarm system, smoke detectors, and a water filtration system. Custom-made storage solutions are found throughout the apartment.

Additional features include a bright attic with Velux windows, ideal for an office or storage, a large cellar perfect for a wine collection, and a bicycle room.

The location is premium, with everything accessible on foot: Negresco is just an 8-minute walk, Boulevard Victor Hugo is 2 minutes away, the beaches and pedestrian street are 9 minutes away, and Avenue Jean Médecin is a

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