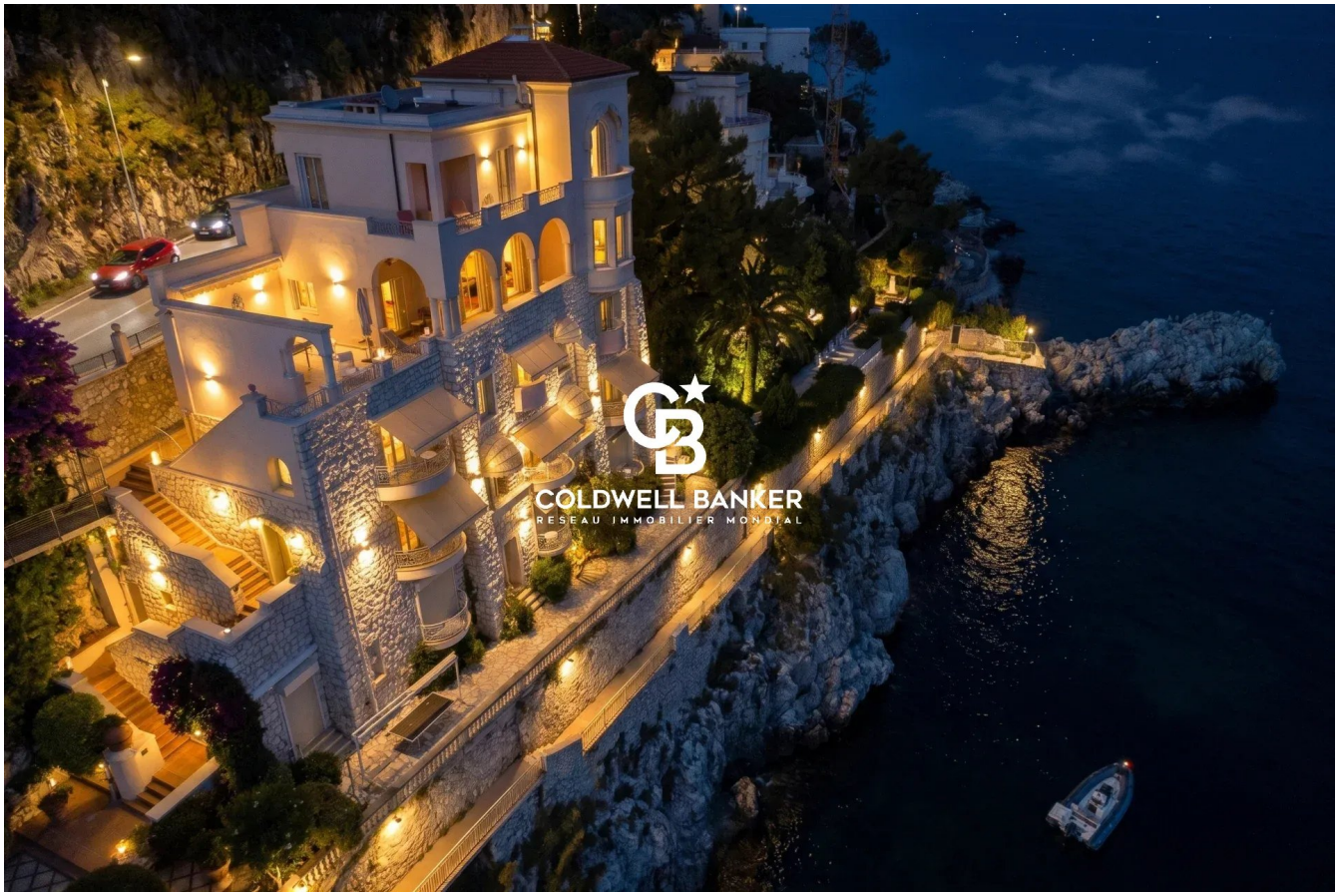
COLDWELL BANKER
EUROPA REALTY

Apartment Nice 138 m²



SALE PRICE : 2 950 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Some gems are so rare they are passed only between the privileged.

In the heart of the highly sought-after Cap de Nice, discover this 139 sqm architectural gem, an exceptional residence where every detail celebrates the Mediterranean art of living.
Overlooking the crystal-clear waters of the French Riviera, this rare property offers an almost unattainable privilege: private, direct access to the sea.

From the moment you step inside, this gem reveals an atmosphere filled with natural light.
The generous reception areas open onto a terrace overlooking the Mediterranean, where breathtaking views evolve with the changing light throughout the day.
Here, the sea is no longer just a view... it becomes your everyday horizon.

The property's true treasure lies in its exclusive access to the sea. A private staircase leads to a private dock with its own sun deck, inviting you to swim in turquoise waters, set off on a paddleboard adventure, or simply enjoy the magic of a sunset with your feet just above the water.
A privilege reserved for only a handful of the Riviera's most iconic addresses.

Just minutes from the Port of Nice, the Old Town, its renowned restaurants, art galleries and vibrant cultural life, this gem perfectly combines privacy, prestige and an exceptional location.

More than an apartment, this Cap de Nice gem embodies a unique lifestyle, where every day begins and ends overlooking one of the Mediterranean's most beautiful bays.

An Exceptional Architectural Heritage
Built in the early 1930s on the cliffs of the prestigious Cap de Nice, this iconic building was designed by architect Louis Heitzler, a graduate of the École des Beaux-Arts in Paris.

From the moment of its completion, it attracted the attention of the architectural press and was featured on the cover of La Construction Moderne magazine in 1933, a testament to its remarkable design and architectural boldness.

A true jewel of Nice's architectural heritage, this landmark elegantly blends Mediterranean inspiration with the timeless Riviera resort style.

Owning an apartment in this residence means becoming the custodian of a piece of the French Riviera's architectural history, where heritage, prestige and the Mediterranean lifestyle come together.

Contact us to arrange your private viewing.

Charges de copropriété : 466€ par mois
Copropriété composée de 4 lots d'habitation
Taxe foncière : 2192€
Pas de procédures en cours
Honoraires à charge vendeur

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : georisques.gouv.fr

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	138.8 m²	Number of units:	5
Property tax:	€2.00	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

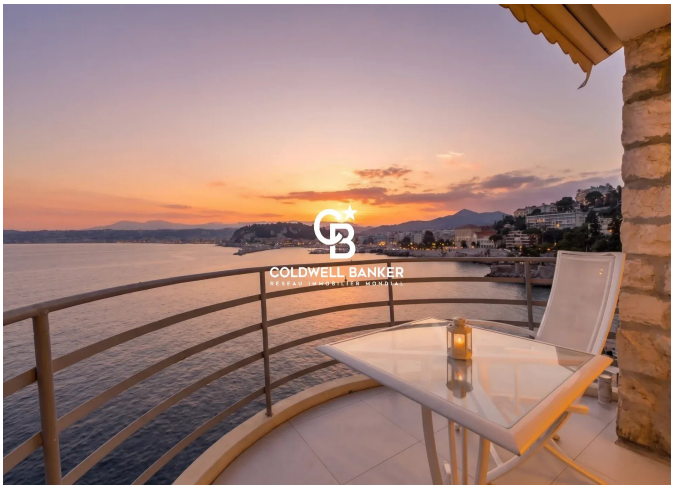
Energy performance diagnosis (EPD): C 137

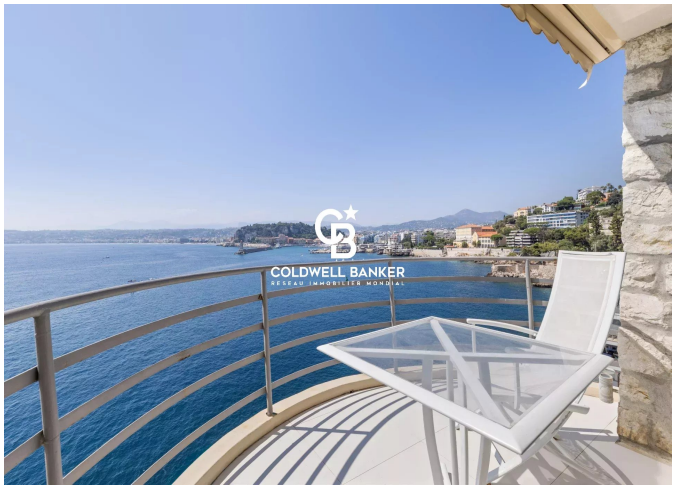
Greenhouse gas emissions (GHG) index: A 5

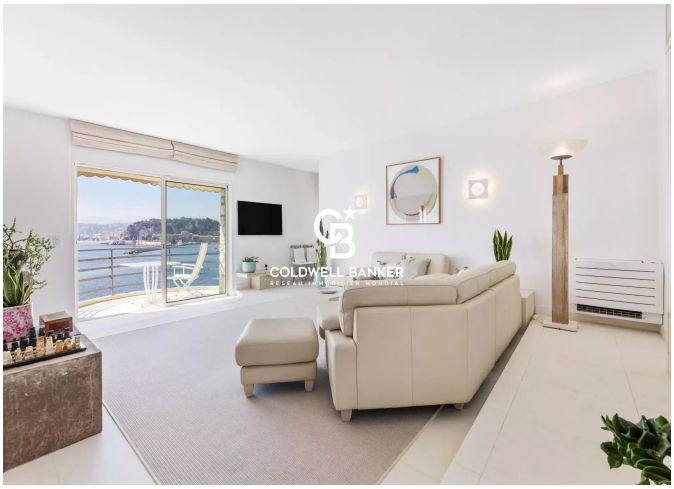
11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

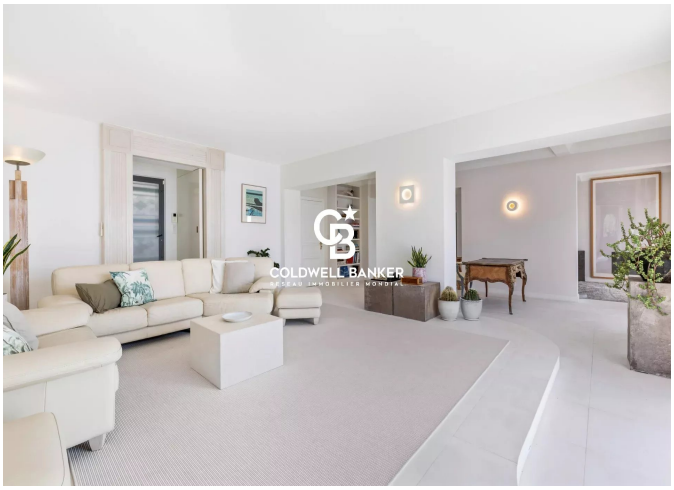
COLDWELL BANKER
EUROPA REALTY

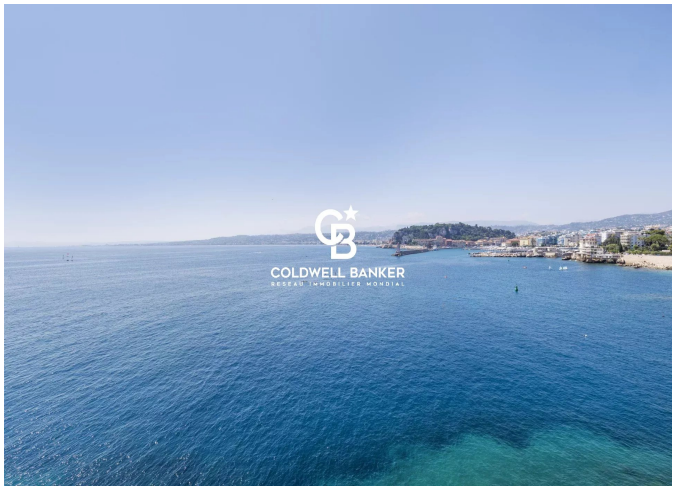












11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr