COLDWELL BANKER
EUROPA REALTY

Apartment Nice 174 m²



SALE PRICE : 1 450 000 €

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DESCRIPTION

Located within the prestigious Palais Majestic—a historic landmark designed by Jules Febvre in 1906—the Majestic was once the largest hotel in Nice and remains one of the city's most iconic landmarks.

This 175 m² bourgeois apartment offers a rare living environment, imbued with the elegance and refinement of the Belle Époque.

Upon entering, the generous proportions and high ceilings reveal the full character of this apartment, which was completely renovated by an interior designer in 2021.
A majestic reception hall showcases the spacious layout and leads to a bright living area that combines the living room and dining room. Bathed in light thanks to its three large windows, this space opens onto a 6 m² balcony, offering spectacular views of the city and the sea.

Adjacent to it, the semi-open kitchen—accessible via a few steps and highlighted by a large glass wall—enjoys a commanding position that provides a beautiful view of the Nice landscape and glimpses of the Mediterranean Sea.

The sleeping area features a first bedroom with its own shower room, as well as a separate half-bath.

From the entry hall, a second, more intimate area is centered around a charming boudoir that could serve as a library or reading nook. It leads to a remarkable 32 m² master bedroom.

A hallway also leads to a third bedroom measuring 20 m² and a bathroom with a shower and a whirlpool tub.

A basement completes this property.
A large enclosed garage, located just a few steps from the residence, can also be purchased as an addition or rented out.

A prime location, within walking distance of amenities and renowned schools, including the Stanislas School. Enjoy a vibrant neighborhood life centered around its shops. The tram is nearby, and access to downtown and the beach is quick and easy. A prime address in the heart of Nice.

More than just a privileged place to live, this apartment represents a true investment in heritage, within a building that is emblematic of Nice's history. A distinctive address, designed for those who wish to combine lifestyle, heritage, and investment in a prestigious real estate asset.

Condominium fees: 527 €/month
Condominium complex comprising 408 units
Property tax: 2,665 euros.
No pending legal proceedings

Brokerage fees payable by the seller.

Information on the risks associated with this property is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	174.66 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	4 rooms	Number of bedrooms:	3 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 76

Greenhouse gas emissions (GHG) index: C 11

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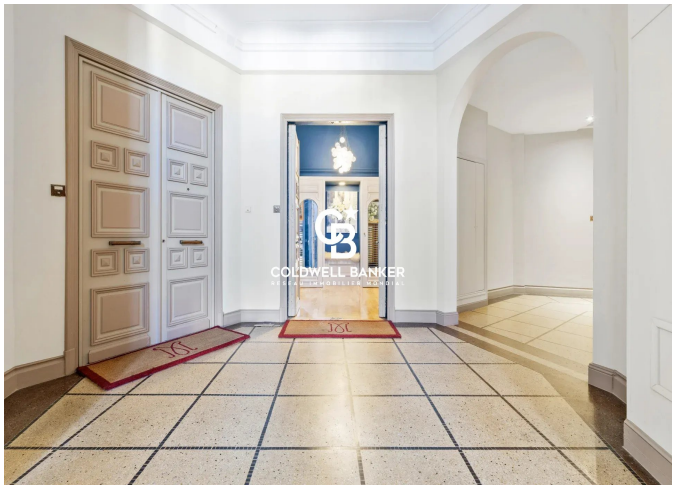

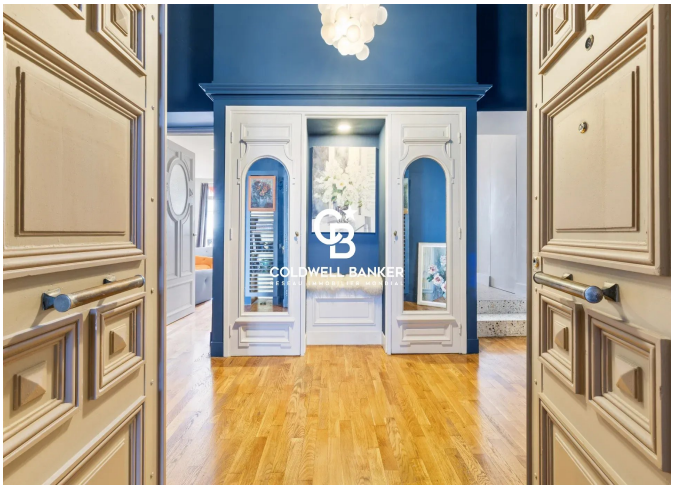







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