COLDWELL BANKER
EUROPA REALTY

Apartment Nice 70 m²



SALE PRICE : 756 000 €

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France, 06000, Nice

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DESCRIPTION

70 m² Apartment – Cross-through with Panoramic Sea View – Promenade des Anglais, Nice

Ideally located on the iconic Promenade des Anglais, this elegant cross-through apartment sits on a high floor of a prestigious residence, in the heart of one of the most emblematic locations on the French Riviera.

With a surface area of approximately 70 m², this rare property is currently configured as a one-bedroom and offers excellent potential to be converted into a two-bedroom apartment.

The bright and spacious living room opens onto a large terrace boasting a breathtaking panoramic view of the Mediterranean Sea, where the blue of the sky merges with the horizon.

At the rear, the bedroom enjoys absolute peace and opens onto a second private terrace overlooking a quiet inner courtyard — ideal for relaxation and serenity.

The original parquet flooring, beautifully preserved, adds authentic charm to the space.

Renovation work will allow this exceptional property to reveal its full potential and be transformed into a bespoke residence in one of Nice's most sought-after neighborhoods.

A large enclosed garage (optional), as well as two private parking spaces within the residence, complete this rare offering — a true comfort on the Promenade des Anglais.

An exceptional address, a spectacular view, and a unique lifestyle.
Within immediate proximity to the beach, shops, and Nice International Airport.

Buyer's fees apply.
Net vendeur de 740.000€.
Honoraires agence de 5% soit 37.000€
Prix Honoraires d'agence inclus 777.000€
Monthly charges: €250
Property tax: €1,500
Not subject to DPE.

More information about potential risks is available on: georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	70.4 m²	Property tax:	€1.00
Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom		

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): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

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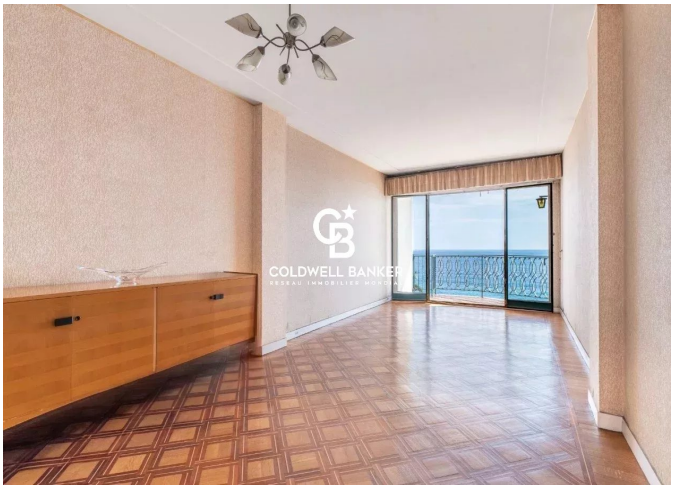

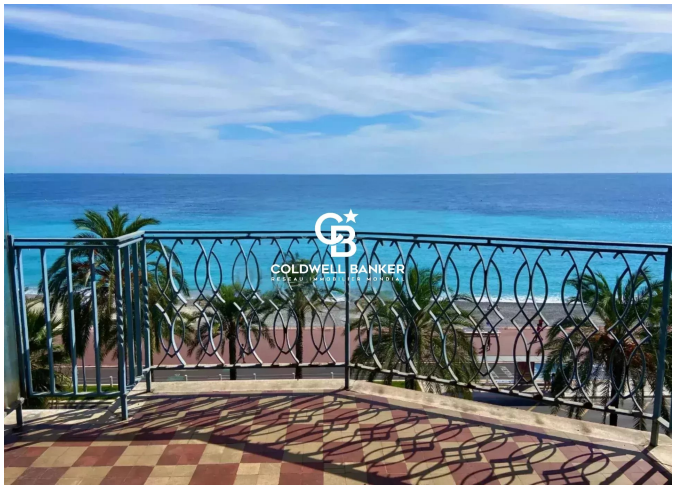

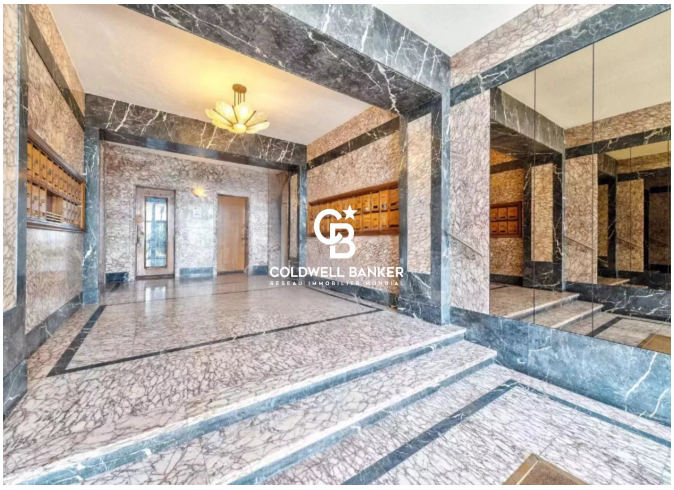

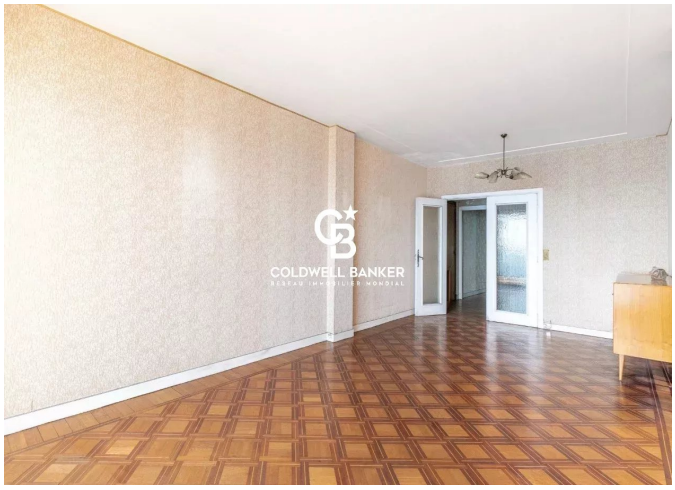

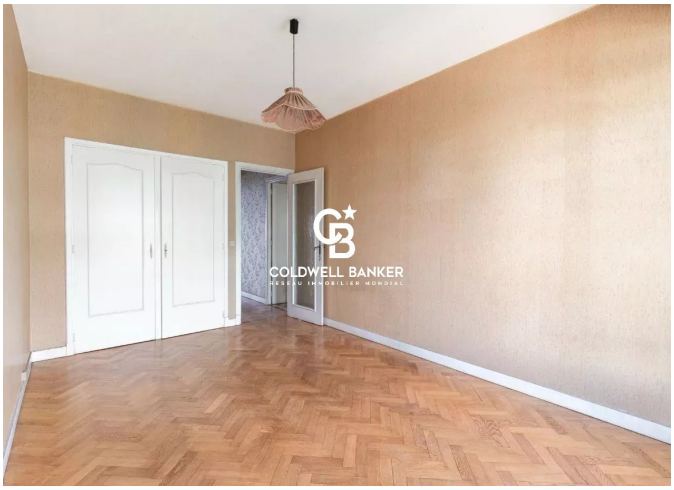



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