COLDWELL BANKER
EUROPA REALTY

Apartment Nice 81 m²



SALE PRICE : 699 000 €

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France, 06570, Saint-Paul-de-Vence

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artrealty@coldwellbanker.fr

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DESCRIPTION

Located directly on the prestigious Promenade des Anglais, in the heart of Nice, this elegant 82 sq.m 3/4-room apartment is set within a high-end residence with a caretaker and enjoys dual access from both the Promenade des Anglais and Avenue de la Californie.

Its outstanding feature is undoubtedly its panoramic view over the Mediterranean Sea, the Baie des Anges and all the way to Cap Ferrat — an exceptional setting that can be enjoyed from the main living areas.

The apartment offers a generous 44 sq.m living space, comprising a bright living room, dining area and a recently fitted, fully equipped open-plan kitchen. The entire reception area benefits from magnificent, unobstructed sea views, creating a truly exceptional atmosphere.

The sleeping quarters include two bedrooms, two shower rooms, two separate toilets and a laundry room, providing both comfort and functionality.

Outside, a deep 11 sq.m terrace facing the sea offers the perfect setting to enjoy the Mediterranean lifestyle and breathtaking views over the Baie des Anges. A balcony further enhances the property.

A particularly rare feature is the private lift providing direct access to the balcony, offering an exceptional level of comfort, privacy and convenience.

The apartment also benefits from a fully renovated electrical installation.

A private cellar completes the property. Public parking is available in the immediate vicinity.

A RARE AND HIGHLY SOUGHT-AFTER LOCATION

Living here means enjoying one of the most iconic settings on the French Riviera: the Promenade des Anglais, directly facing the sea, while benefiting from outstanding connectivity.

The tramway is just 40 metres away, providing easy access to Nice city centre and the surrounding areas. Shops, restaurants, beaches and everyday amenities are all close by, while Nice Côte d'Azur Airport is just a short distance away.

A truly exceptional property combining a spectacular panoramic sea view, a prestigious address and remarkable comfort — an ideal opportunity to experience the very best of the French Riviera lifestyle, right on the Mediterranean waterfront.

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FEATURES

Property type:	Apartment	Area:	81.0 m²	Elevator:	Oui
Property tax:	€1.00	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): D 217

Greenhouse gas emissions (GHG) index: D 43

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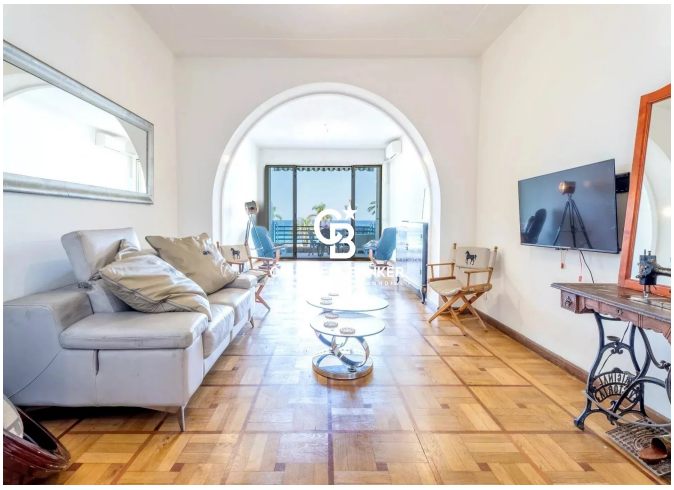



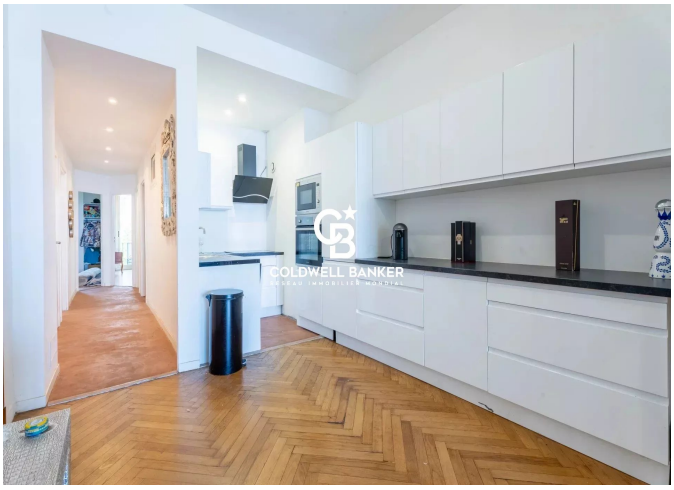

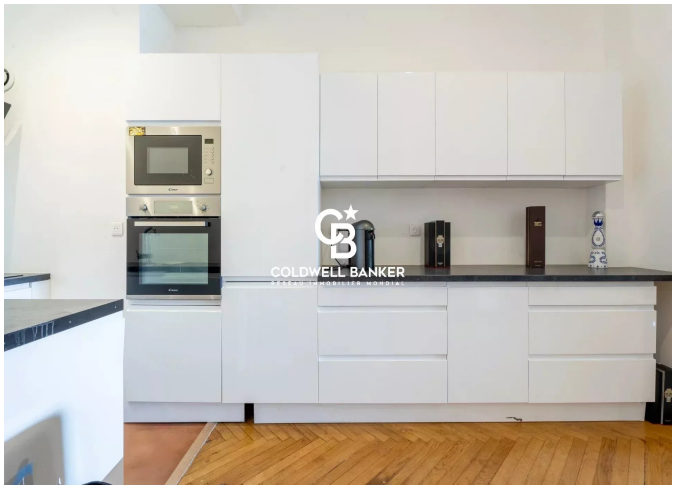





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