

Promenade des Anglais Perfection: 65m Apartment with Panoramic Mediterranean Views



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	2
Floor:	65 m2
Plot Size:	0 m2

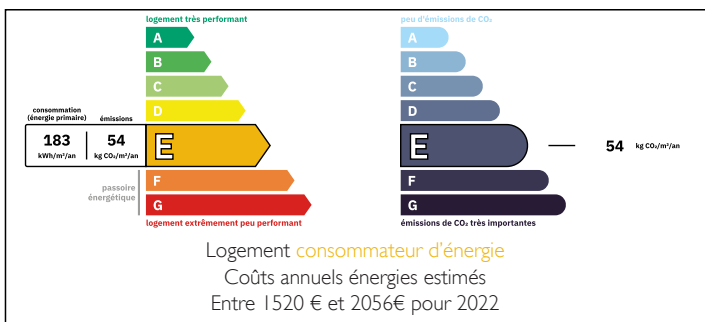


IN BRIEF

Discover refined coastal living on Nice's most iconic boulevard. This stunning 65m² one-bedroom apartment combines elegance with comfort in an enviable setting along the Promenade des Anglais.

The thoughtfully designed layout features a bright double living room and spacious bedroom, both opening onto a magnificent south-facing terrace where panoramic sea views create an unforgettable backdrop for daily life. Natural light floods the interior year-round. The modern bathroom and shower room showcase elegant contemporary fixtures, while the fully equipped separate kitchen provides excellent functionality. Additional features include air conditioning, double glazed windows, and a cellar for additional storage. Located on the 4th floor with elevator access, this exceptional apartment represents the perfect balance of comfort and elegance.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1863 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Positioned along Nice's world-renowned Promenade des Anglais, this property offers an extraordinary lifestyle at the heart of the French Riviera's most celebrated address. The famous seafront promenade stretches beneath your windows, inviting leisurely strolls along the Mediterranean and access to Nice's finest beaches just steps away. The vibrant Old Town (Vieux Nice) lies moments to the east, offering charming narrow streets, the renowned Cours Saleya flower and produce market, and exceptional restaurants showcasing authentic Niçoise cuisine. The elegant shopping district around Avenue Jean Médecin and Rue de France provides designer boutiques and international brands within easy walking distance. Cultural landmarks including the Musée Masséna and Opéra de Nice further enrich the neighborhood. Transportation couldn't be more convenient—the Nice tram line runs parallel to the Promenade with stops just minutes away, providing seamless connections throughout the city. Multiple bus lines serve the area extensively, and Nice Côte d'Azur International Airport is a mere 7km away, ensuring effortless travel for both residents and guests.

Co-owned building of 1 units
Provisional annual charges: 3600€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>