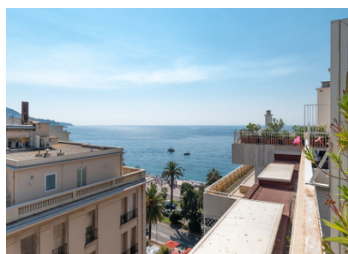


Promenade des Anglais Penthouse: 2-Bedroom with Private Rooftop Solarium & Sea Views



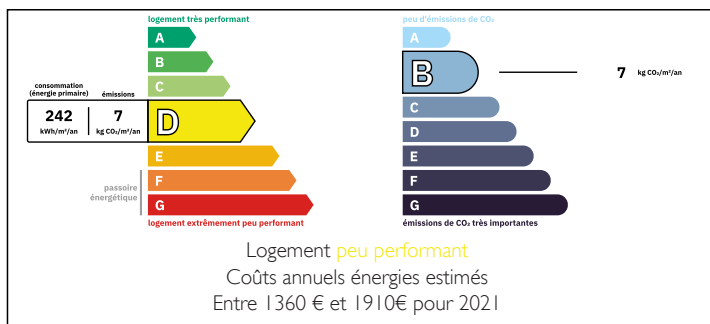
INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	89 m2
Outside Space:	105 m2

IN BRIEF

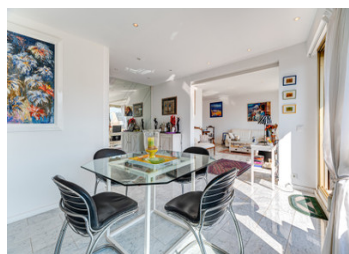
Perched atop a prestigious building on Nice's legendary Promenade des Anglais, this exceptional penthouse offers exemplifies true Riviera lifestyle with unparalleled sea views and extraordinary outdoor living space. This elegant 89m² residence features two comfortable bedrooms, two bathrooms, and a spacious living room complemented by a fully equipped kitchen. The generous 20m² terrace provides captivating sea views, while the crowning jewel - a private 85m² rooftop solarium—offers an exclusive retreat with breathtaking panoramic vistas of the Mediterranean and surrounding hills. Residents benefit from the building's rooftop swimming pool with pool house, elevator access, and the attentive service of an on-site concierge, ensuring both security and convenience. This penthouse represents an ideal opportunity for buyers seeking a sophisticated coastal residence or holiday home on the French Riviera.

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.



DESCRIPTION

This elegant 89m² penthouse apartment features two comfortable bedrooms, two bathrooms, and a spacious living room complemented by a fully equipped kitchen. The generous 20m² terrace provides captivating sea views, while the crowning jewel - a private 85m² rooftop solarium—offers an exclusive retreat with breathtaking panoramic vistas of the Mediterranean and surrounding hills.

Situated directly on the iconic Promenade des Anglais, this property enjoys an enviable position near the beautiful Jardin Albert Ier and the entrance to Nice's scenic Coulée Verte. The celebrated seafront boulevard offers immediate access to Nice's famous pebble beaches and the vibrant Mediterranean promenade perfect for cycling, jogging, or leisurely strolls. The Coulée Verte provides a peaceful green corridor stretching through the city, while Jardin Albert Ier offers landscaped gardens and cultural events throughout the year. Exceptional transport connectivity includes the nearby Nice tram line and numerous bus routes, providing seamless access throughout the city and beyond. Nice International Airport is conveniently located just 7km away, ensuring effortless travel for residents and guests. The surrounding area boasts an impressive array of upscale boutiques, restaurants, cafés, and cultural attractions, while the charming Old Town and bustling Port area are just minutes away. This address represents the pinnacle of coastal elegance in one of the Mediterranean's most sought-after locations.

Co-owned building of 100 units
Provisional annual charges: 7176€

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

LOCAL TAXES

Taxe foncière: 3500 EUR

Taxe habitation: EUR

NOTES