

Nice – Prestigious Negresco Residence | Spacious 85 m | 2 Bedroom Apartment

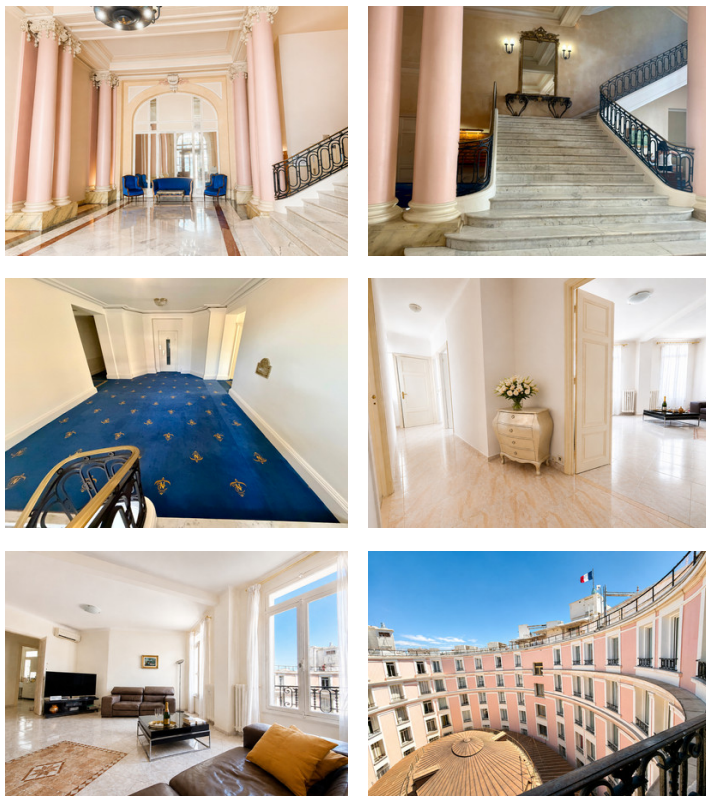


INFORMATION

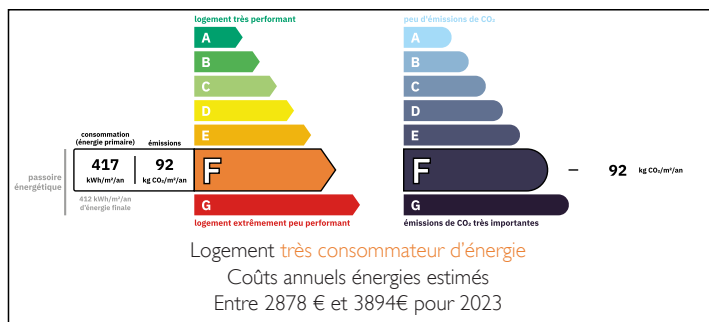
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	0 m2

IN BRIEF

Live in one of the French Riviera's most iconic addresses. Set within the legendary Negresco Residence, this peaceful top-floor apartment offers the rare privilege of enjoying Belle Époque elegance every day. Enter through the magnificent historic lobby with concierge, admire views of the famous Negresco dome from your windows, and step outside directly onto the Promenade des Anglais and the Mediterranean beaches. With approximately 85 m², two bedrooms, two bathrooms, lift access and surprisingly low service charges including heating, water and concierge, this is a unique opportunity to own a piece of Nice's history at an accessible price.

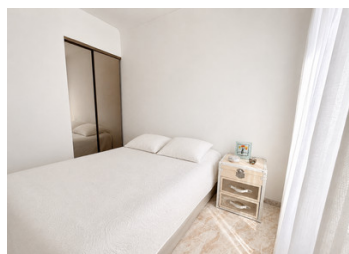


ENERGY - DPE



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: 1949 EUR

NOTES

DESCRIPTION

Welcome to the prestigious Negresco Residence, an architectural masterpiece that forms part of one of the most famous hotels in the world.

This elegant top-floor apartment offers approximately 85 m² of living space and combines historic charm with everyday comfort in one of Nice's most sought-after locations.

Residents enjoy a truly exceptional arrival experience through the original entrance of the Negresco Hotel. The magnificent marble lobby, impressive Belle Époque architecture, concierge desk and elegant reception lounge create an atmosphere unlike any other residential building in Nice. Your guests can comfortably wait in the grand lobby before you welcome them to your apartment.

Inside, the apartment enjoys an abundance of natural light and offers lovely views towards the iconic dome and rotunda of the Negresco. One of its most remarkable qualities is its tranquillity—despite being just a few metres from the Promenade des Anglais, the apartment is completely quiet, providing a peaceful retreat in the heart of the city.

The accommodation comprises:

- Bright living room
- Two spacious bedrooms
- Two bathrooms
- Separate kitchen
- Lift access
- Cellar underground

The property is perfectly comfortable as it is and ready for immediate occupancy. Alternatively, updating the kitchen and bathrooms would allow you to create a spectacular contemporary residence while preserving the generous volumes and timeless elegance of the apartment.

The location is simply outstanding. As soon as you