



# AGENCECAPITOILE.COM

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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600 000 €

**For sale apartment**

**2 rooms**

**Surface : 50 m²**

**Surface of the living : 26 m²**

**Exposition : Ouest**

**View : Dégagée**

**Inner condition : Excellent**

**Features :**

lift, double glazing, gated, calm, armored door, electric blinds, electric shutters

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Legal information**

600 000 €

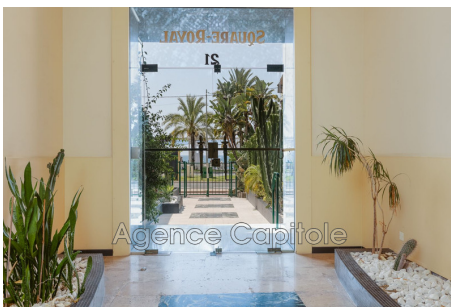
Fees paid by the owner, well condominium, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 945 Nice

New Co-exclusive Agence Capitoile Discover this sublime 2-room apartment ideally located in the prestigious Carré d'Or district of Nice with direct access from the Promenade des Anglais! Nestled on the top floor of a residence in a quiet and secure cul-de-sac, this apartment offers a surface area of 50m², including a large, bright 26m² living/dining room, opening onto a 17m² terrace offering an unobstructed view of the city. Facing west, this apartment benefits from beautiful natural light throughout the day. It also features a fully equipped open-plan kitchen, a spacious bedroom, a shower room, and a toilet. In perfect condition, the apartment is equipped with quality fittings: elevator, double glazing, security door, blinds, and electric shutters, and will be ready for immediate use. A cellar completes this exceptional property. Nice's Golden Square, located in the city center, is considered one of the most chic and prestigious neighborhoods...

Document non contractuel - 16/07/2025



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