



# AGENCECAPITOLE.COM

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

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599 000 €

For sale apartment

3 rooms

Surface : 58 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Year of construction : 1952

Exposition : Ouest

View : Aperçu mer

Hot water : Individuelle électrique

Inner condition : Neuf

Standing : residential

Building condition : good

Features :

lift, double glazing, gated, residential,  
electric blinds, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

Legal information

599 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 220 €  
(185 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 952 Nice

New co-exclusivity with CapitoLe Agency. On the second floor of the prestigious Le CapitoLe residence, a gem of 1950s Art Deco style, listed as a 20th-century world heritage site, discover this stunning 3-room apartment of 58 m<sup>2</sup>, fully renovated with high-quality materials. Directly accessible from the Promenade des Anglais and its tree-lined park, this exceptional property combines architectural elegance, modern comfort, and a prime location. The apartment charms with its high ceilings and harmonious proportions. It includes a welcoming entrance hall, a bright double living room with a custom, functional open kitchen, two bedrooms with built-in closets, a walk-in shower, a separate toilet, plenty of storage, and a cellar in the basement. A true extension of the living area, the deep and pleasant 16 m<sup>2</sup> terrace offers a beautiful sea view—a rare asset in the heart of Nice. Central heating provides optimal comfort, although the mild Nice...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1020 and 1460 € (reference year 2023)  
Document non contractuel - 05/11/2025



Agence CapitoLe - 53 Promenade des Anglais - 06000 Nice

Tél. 04 93 44 76 32 - [info@agencecapitole.com](mailto:info@agencecapitole.com) - [www.agencecapitole.com](http://www.agencecapitole.com)

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