



AGENCECAPITOLE.com

L'IMMOBILIER SUR LA PROMENADE DES ANGLAIS

Tél. +33 (0)4 93 44 76 32 - www.agencecapitale.com

1 295 000 €

For sale apartment

3 rooms

Surface : 118 m²

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : to renovate

Standing : residential

Features :

lift, gated, armored door, electric blinds,
electric shutters

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

Legal information

1 295 000 €

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.



Apartment Nice

Promenade des Anglais - On the 3rd floor of a luxury residence: large 3-room apartment of 118 m², including: On the sea side, beautiful living room and a bedroom with its bathroom, both rooms open onto a pretty terrace with a magnificent view of the sea and palm trees. Courtyard side, second bedroom with shower room, fitted independent kitchen, laundry room/office, WC, storage and cellar in the basement. Possibility of a parking space. Apartment to refresh, ideally located on the Promenade des Anglais, a stone's throw from the pedestrian zone and all local shops. Two bays facing the sea, beautiful wide terrace, original parquet flooring, high ceilings, luxury residence with collective heating and caretaker. RARE on the Prom'

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 970 and 1380 € (reference year 2021)
Document non contractuel - 04/08/2025



Agence Capitale - 53 Promenade des Anglais - 06000 Nice

Tél. 04 93 44 76 32 - info@agencecapitale.com - www.agencecapitale.com

RCS Nice B 314 398 512 - Code NAF 6831Z - SIRET 314 398 512 00017 - Document non contractuel