

Price on request

Contact agency

Agence Capitole

53 Promenade des Anglais

06000 Nice

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For sale apartment

2 rooms

Surface : 56 m²

Surface of the living : 23 m²

Exposition : Ouest

View : Aperçu mer

Hot water : Individuelle

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

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

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

12/08/2025 - Prix T.T.C



Apartment 946 Nice

New exclusive from Agence Capitole! In the sought-after Capitole residence, with direct access from 51 Promenade des Anglais through the building's private park, discover this stunning fully renovated 2-room apartment, featuring: entrance hall, beautiful 23m² living room, separate equipped kitchen, large bedroom with built-in wardrobe, bathroom with laundry area, storage spaces, and cellar. All main rooms open onto a fairly deep 11.75m² terrace facing West. The property has been completely renovated with high-end finishes, overseen by an architect. Designed to maximize space and offer maximum comfort (double glazing, original hardwood floors, centralized air conditioning, built-in appliances, underfloor heating, impressive ceiling height), this apartment is ideal as a pied-à-terre. Sold furnished, all you'll need to do is drop off your bags and enjoy life in Nice to become a true "nissart"! Central location just 100 meters from the Promenade beaches, quite peaceful since Andrioli Street is one-way and not busy, close to all shops and tram line 2. All this within a residence listed as a 20th-century World Heritage site. For more information on this particularly sought-after residence in Nice, visit our page <https://www.agencecapitole.com/le+capitole+promenade+des+anglais+nice.html>

Fees and charges :

Annual current expenses 2 160 €

Well condominium

