

## Price on request

Contact agency

ELITIMO

7 Rue de Rivoli

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For sale apartment

3 rooms

Surface : 65 m²

Surface of the living : 28 m²

Year of construction : 1959

Exposition : Est Sud ouest

View : Aperçu Mer Jardin

Hot water : Individuelle Chauffe-eau

Inner condition : Excellent condition

Standing : standing

### Features :

Air conditioning, CROSSING, electric blinds, electric shutters, SEAVIEW, Jardin en copropriété, lift, Accès privatif Promenade, Immeuble classé/inscrit, intercom

1 bedroom

1 terrace

1 bathroom

1 shower

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel

30/01/2026 - Prix T.T.C



## Apartment M1540 Nice

In one of the most iconic residences on the French Riviera, designed between 1947 and 1962 by the architects Georges and Michel Dikansky, discover this stunning top-floor apartment with elevator, just steps from the Promenade des Anglais. Set within a lush tropical garden enhanced by fountains, it benefits from direct and private access from the Promenade. This east/west-facing apartment features a well-thought-out layout: an entrance hall leads to all the main rooms, including a spacious living room flooded with natural light thanks to its southwest exposure. The open, fully equipped kitchen blends seamlessly with the living area, creating a warm and elegant atmosphere. Numerous floor-to-ceiling windows open onto the main terrace overlooking the residence's private park, with a glimpse of the sea in the background. The large master bedroom also provides direct access to this terrace. On the other side of the apartment, a veranda of about 12 m², which can serve as a second bedroom or office, opens onto a second east-facing terrace offering a side sea view — perfect for enjoying the morning sun. The apartment comes with many features to ensure optimal comfort: reversible air conditioning, reinforced door, electric blinds and shutters, hardwood floors, high ceilings. Two bathrooms (one with a bathtub) and two toilets complete this rare property, blending historic charm with modern comforts. Don't miss the chance to visit this exceptional home, contact us now!

