

Price on request

Contact agency

Agence Capitole

53 Promenade des Anglais

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For sale apartment

3 rooms

Surface : 58 m²

Surface of the living : 24 m²

Year of construction : 1952

Exposition : Ouest

View : Aperçu mer

Hot water : Individuelle électrique

Inner condition : NEW

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

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

04/11/2025 - Prix T.T.C



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 m², 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 m² terrace offers a beautiful sea view—a rare asset in the heart of Nice. Central heating provides optimal comfort, although the mild Nice winters naturally reduce its use. Andrioli Street offers a pleasant living environment, with low noise levels for such a central location, as the street is one-way and lightly trafficked. Just steps from the sea and the Promenade des Anglais, the neighborhood combines authentic Nice charm, a maritime atmosphere, and quality of life. Restaurants, beaches, and amenities are all within immediate reach. An exceptional property, to be discovered quickly!

Fees and charges :

