

**Price on request**

**Contact agency**

**ELITIMO**

7 Rue de Rivoli

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**For sale apartment**

**3 rooms**

**Surface : 65 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**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 architects Georges and Michel Dikansky, discover this superb top-floor apartment with lift, just steps from the famous Promenade des Anglais. Nestled in a lush tropical garden with fountains and offering private, direct access from the Promenade. The East/West-facing apartment offers a fluid layout: an entrance hall leading to all main rooms, including a spacious, light-filled living area with South/West exposure. The open, fully equipped kitchen blends perfectly with the living space, creating a warm and elegant atmosphere. Large bay windows open onto the main terrace overlooking the private park of the residence, with a lovely sea glimpse in the distance. The spacious master bedroom also opens directly onto this terrace. On the opposite side, a 12 m<sup>2</sup> veranda — ideal as a second bedroom or office — opens onto a second East-facing terrace offering a lateral sea view, perfect for enjoying the morning sun. Comfort features include reversible air conditioning, reinforced security door, electric shutters and blinds, parquet flooring, and generous ceiling height. Two bathrooms (one with bathtub) and two W.C.s complete this rare property, combining the charm of the 1950s with modern comfort. Don't miss this unique opportunity — contact us today!

**Fees and charges :**

Annual current expenses 2 300 €

