

**Price on request**

**Contact agency**

**ELITIMO**

7 Rue de Rivoli

06000 Nice

04 93 87 28 33 / [contact@elitimo.com](mailto:contact@elitimo.com)

**For sale apartment**

**1 room**

**Surface : 35 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Year of construction : 2001**

**Exposition : Sud**

**View : Dégagée Collines Ville**

**Hot water : Individuelle Chauffe-eau**

**Inner condition : Excellent condition**

**Standing : standing**

**Features :**

Air conditioning, double glazing, electric shutters, Éclairage extérieur, lift, Fibre optique, Local cycling, digicode, intercom, Video surveillance, ventilation double flow, Télédistribution, armored door, Aéroport, bus, downtown, Shops, École primaire, École secondaire, Gare, Gare TGV, Médecin, SEA, park, Parking public, Plage, PORT, GYM, Supermarché, Tram, Université

1 terrace

1 shower

1 WC

1 garage

Document non contractuel

31/01/2026 - Prix T.T.C



### Apartment M1542 Nice

In the highly sought-after Carré d'Or district, just steps from the Promenade des Anglais, shops, restaurants, and Tram Line 2 (Alsace-Lorraine stop) connecting the airport to the port, discover this beautiful studio fully renovated within a secure and well-maintained residence. Located on a high floor with elevator access, the apartment features an entrance, a bright living room opening onto a pleasant south-facing terrace, offering a completely unobstructed view and sunlight throughout the day. The fully equipped open kitchen blends seamlessly with the living area, creating a warm and modern atmosphere. A stylish bathroom with W.C. completes the space. A cellar complements this property to optimize storage space. A closed garage can be purchased in the basement (at an additional price). This apartment stands out for its prime location, brightness, and comfortable living. A rare find in this sought-after area, ideal as a pied-à-terre, a main residence, or a high-end rental investment.

**Fees and charges :**

Annual current expenses 1 284 €

Well condominium

