

**Price on request**

**Contact agency**

**ELITIMO**

7 Rue de Rivoli

06000 Nice

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**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 bathroom

1 WC

1 garage

Document non contractuel

27/01/2026 - Prix T.T.C



## Apartment M1542 Nice

In the highly sought-after Carré d'Or district, just a short walk from the Promenade des Anglais, shops, restaurants, and tram line 2 (Alsace-Lorraine stop) connecting the airport to the port, discover this beautiful fully renovated studio in a secure and well-maintained residence. Located on a high floor with elevator, the apartment features an entrance hall, a bright living room opening onto a pleasant south-facing terrace with an open view and sunlight throughout the day. The fully equipped open-plan kitchen blends seamlessly with the living area, creating a modern and welcoming atmosphere. An elegant shower room with toilet completes the apartment. A cellar adds valuable storage space, and a closed garage can be purchased in the basement (at an additional cost). This apartment stands out for its prime location, brightness, and comfort. A rare opportunity in this sought-after area — perfect as a pied-à-terre, main residence, or premium rental investment.

**Fees and charges :**

Annual current expenses 1 284 €

Well condominium

