

360 000 €

Contact agency

Agence Capitole

53 Promenade des Anglais

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For sale apartment

1 room

Surface : 35 m²

Surface of the living : 19 m²

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : to modernize

Building condition : GOOD

Features :

lift, double glazing, gated, residential

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

13/05/2025 - Prix T.T.C



## Apartment 943 Nice

New at Capitole Agency Promenade des Anglais - Near Lenval. Located on the 2nd floor of a well-maintained residence with a caretaker and two secure elevators. Come discover this large 35m² studio comprising: entrance hall with storage, beautiful 20m² living room, integrated kitchenette, small quiet sleeping area, bathroom with WC. The main room opens onto a beautiful, deep, south-facing terrace of 7.50m², perfect for enjoying the sunshine all year round. It offers breathtaking views of the sea, ideal for relaxing moments under the azure blue sky. Although it requires some modernization, this is a great opportunity if you are looking for a pied-à-terre on the Promenade des Anglais. A huge asset, this property is offered with an individual closed garage (dimensions 2.35mx5m - value €35,000) on the second basement, directly accessible by the elevator, included in the price. Possibility of possibly acquiring a second garage in addition. If you're not yet familiar with our area of expertise, the Promenade des Anglais in Nice is an iconic spot in the south of France, where the azure colors of the Mediterranean Sea meet urban architectural splendor. It's a wide avenue stretching approximately 7 km along the coastline, known for its beautiful pebble beaches, picturesque palm trees, and endless string of luxurious hotels and cafes. Rich in history and culture, the Promenade boasts a vibrant and eclectic scene, with numerous street performers, street vendors, artists, and joggers.

