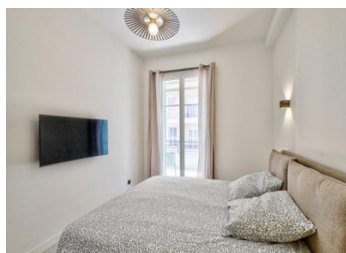
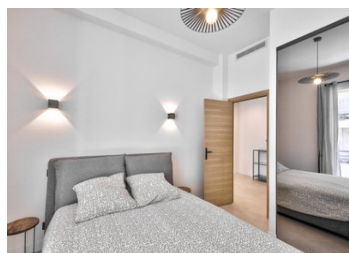
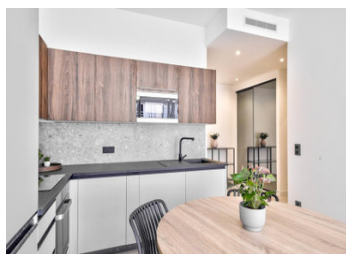
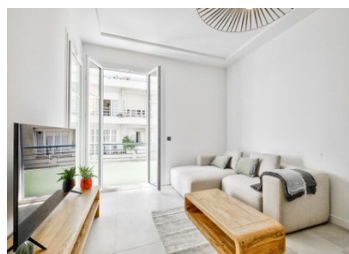


## Renovated 3-Room Apartment with Sea View – Le Capitole Residence, Promenade des Anglais, Nice



### INFORMATION

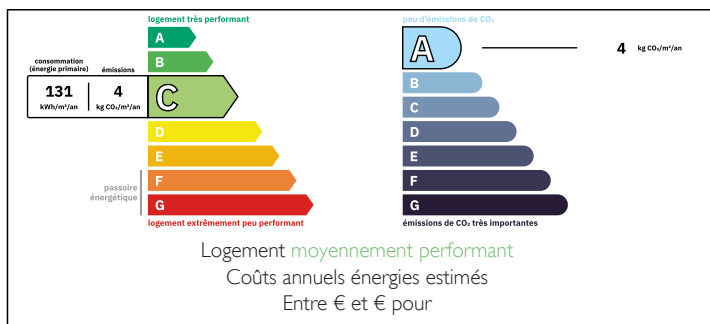
Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	64.05 m2
Outside Space:	13 m2



### IN BRIEF

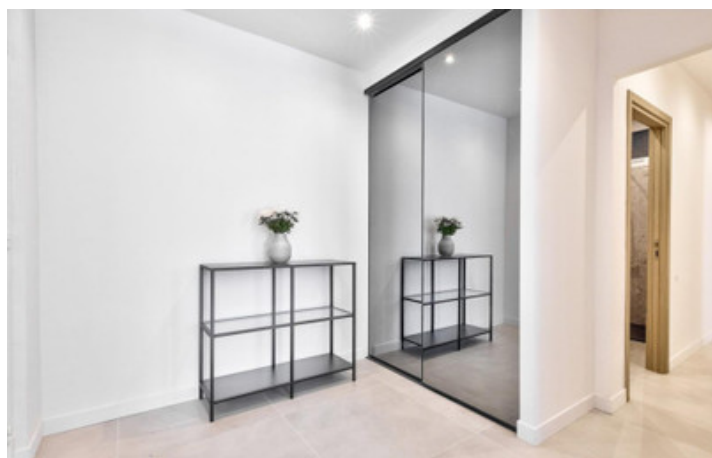
Located in the prestigious "Le Capitole" residence on Nice's famous Promenade des Anglais, this beautifully renovated 3-room apartment offers 64 m² of elegant living space. The bright living room with an open-plan equipped kitchen opens onto a spacious terrace with stunning sea views. Two bedrooms with built-in wardrobes also have direct access to the terrace. The apartment features a modern shower room and a separate toilet. With high-end renovations and quality finishes, this home offers comfort and style for immediate move-in. Residents enjoy the quiet environment of the residence, elevator access, and nearby amenities including shops, schools, and public transport. A garage is available for rent just 200 meters away. An exceptional opportunity to live on the iconic Promenade des Anglais in a luxury setting.

### ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière:** 1650 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### Overview

Located in the prestigious “Le Capitole” residence on Nice’s famous Promenade des Anglais, this beautifully renovated 3-room apartment offers 64 m<sup>2</sup> of refined living space. The property features high-end finishes, modern amenities, and stunning sea views. With an open-plan living room and fully equipped American kitchen, it combines comfort and style in one of the most sought-after locations on the French Riviera. The residence offers a quiet, secure environment with elevator access and convenient proximity to shops, schools, and public transport. A garage is available nearby for rent.

### The Layout

This second-floor apartment comprises a bright entrance leading to a spacious living room with an open kitchen that seamlessly integrates cooking and dining areas. The living room and kitchen open onto a large terrace (13–17 m<sup>2</sup>) with panoramic views of the Mediterranean Sea. The sleeping area includes two bedrooms with built-in wardrobes, each with direct access to the terrace, providing natural light and fresh air. There is a modern shower room and an independent toilet, all finished with high-quality materials. A private cellar adds extra storage space.

### The Area

Situated on the iconic Promenade des Anglais, the residence enjoys immediate access to a variety of amenities. Local shops, cafes, and markets are within walking distance, along with reputable schools and childcare facilities. Public transportation, including buses, trams, and the nearby train station, offers excellent connectivity to the city center and surrounding areas. The apartment is just steps from some of the most exclusive private beaches on the Riviera,...