

Renovated 2-bedroom apartment of 45.1 m located in the prestigious Carré d'Or district.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	45.1 m2
Plot Size:	0 m2

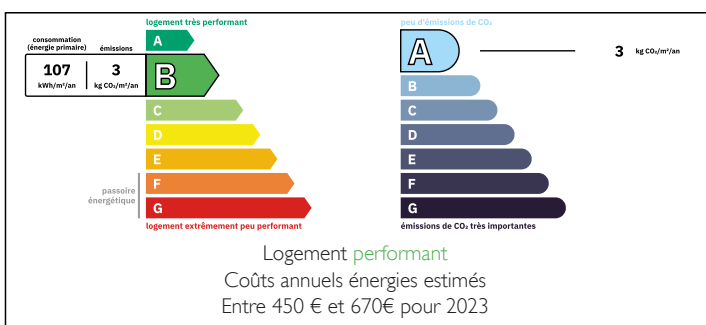


## IN BRIEF

Discover refined coastal living in one of Nice's most prestigious addresses, where Mediterranean elegance meets contemporary sophistication. Positioned between the iconic Negresco Hotel and Palais de la Méditerranée, this thoughtfully renovated 45.1 m<sup>2</sup> apartment offers an exceptional opportunity in a distinguished, luxury building.

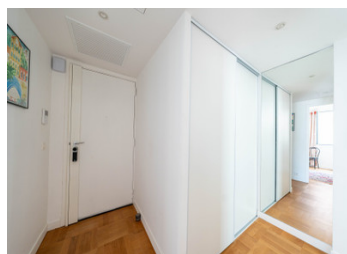
The apartment has been complete transformed with quality materials, the residence features a bright living room opening onto a private balcony, a high-end kitchen, and two peaceful bedrooms designed for absolute tranquility. The modern shower room and separate toilet complete this thoughtfully designed layout. Every detail reflects quality craftsmanship, from the modern finishes to the carefully curated designer furnishings. Lastly, a private cellar provides convenient additional storage. This renovated, turnkey property in the prestigious Carré d'Or would make for a perfect pied-à-terre,

## 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 habitation: EUR

## NOTES

## DESCRIPTION

### Property Location:

The Carré d'Or district represents the pinnacle of Nice living, where the glamour of the French Riviera comes to life. This apartment sits directly on the world-renowned Promenade des Anglais, offering immediate access to the sparkling Mediterranean beaches and the iconic seafront promenade. This coveted neighborhood places you within moments of Nice's finest establishments—from Michelin-starred restaurants and designer boutiques to cultural landmarks and vibrant cafés. The legendary Negresco Hotel and Palais de la Méditerranée are your neighbors, while the charming Old Town (Vieux Nice) lies just a leisurely stroll away. Excellent public transportation connections, including tramway lines and bus routes, provide seamless access throughout the city. Further, the Nice Côte d'Azur Airport, located just 6km away. Living in Carré d'Or means embracing the quintessential Riviera lifestyle—where Mediterranean waters, sophisticated amenities, and timeless elegance converge at your doorstep.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>