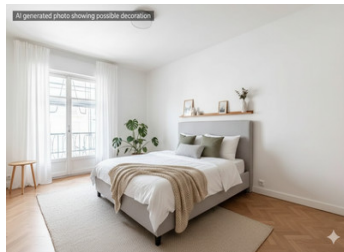
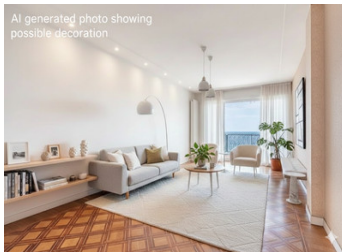


Panoramic Sea-View Apartment on Elevated Floor with Dual Balconies on the Iconic Promenade des Anglais



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	70 m2
Outside Space:	14 m2

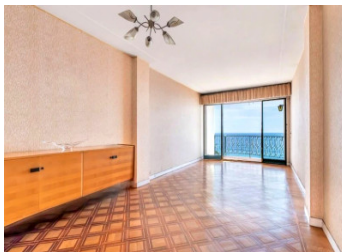


IN BRIEF

Located on the iconic Promenade des Anglais, in its sought-after section between Magnan and the Old Town, this 1-bedroom apartment is set on the 5th floor of a prestigious residence.



The apartment features a cross-through layout with excellent natural light and two generous balconies: a South-facing balcony with panoramic sea views, and a quiet North-facing balcony with no vis-à-vis — a true rarity on the Promenade.



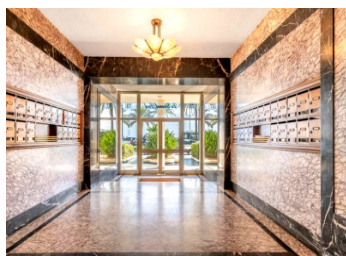
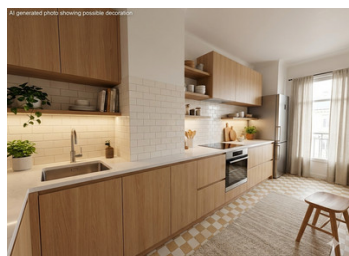
The residence has recently benefited from extensive works, including the complete renewal of all water pipes. The façade renovation, including the exterior balconies, is currently underway, and the apartment already features a fully renewed electrical system. These works represent an investment of approximately €50,000, fully paid by the current owner, ensuring peace of mind for the future buyer.

ENERGY - DPE

DPE not required.

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.



DESCRIPTION

OVERVIEW:

This elevated-floor apartment is located on the legendary Promenade des Anglais, offering a panoramic Mediterranean setting combined with the comfort of a high-end residence. Set within a prestigious and well-maintained condominium with dedicated caretaker and lift, the property benefits from major structural and technical upgrades already completed or in progress.

All major works — including the complete renewal of the building's canalisation pipes, the ongoing façade and balcony renovation, and the full electrical overhaul of the apartment — represent an investment of approximately €50,000, entirely paid by the current owner. This ensures long-term peace of mind and allows the future owner to focus solely on layout optimisation and interior design.

Its cross-through configuration, sea-facing exposure, and absence of vis-à-vis on the northern side make this apartment particularly attractive, whether as a primary residence, refined pied-à-terre, or long-term investment on the French Riviera.

THE LAYOUT:

The apartment is currently arranged as a spacious 1-bedroom, with generous proportions and a clear separation between day and night areas:

Entrance hall: 6.85 m²

Living room: 29.75 m², opening onto the front balcony with sea views

Independent kitchen: 8 m², with reconfiguration potential

Bedroom: 17,3m² (Exceptional size for a bedroom)

Separate WC: 1 m²

Bathroom: 3,7 m²

LOCAL TAXES

Taxe habitation: EUR

NOTES