

## APARTMENT - 2 PIÈCE(S) - 53.05 M²

550 000 €



## DESCRIPTIF DETAILLE

Ref : TA-11269

<b>Surface :</b>	53.05 M²	<b>Etage :</b>	5th
<b>Style immeuble :</b>		<b>Exposition :</b>	South-west, North-west
<b>Etat :</b>	Good condition	<b>Vue :</b>	Unobstructed
<b>Pièces(s) :</b>	2	<b>Chauffage :</b>	Central
<b>Chambre(s) :</b>	1	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</b>	1	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	1	<b>Garage(s) :</b>	NC
<b>Surface séjour :</b>	26.32 M²	<b>Cave :</b>	1
<b>Balcon(s) :</b>	5.12 M²	<b>Taxe foncière :</b>	1 631,00 €
<b>Terrasse(s) :</b>	NC	<b>Charges :</b>	NC

NICE CENTER/ CARRÉ D'OR : A rare apartment for sale in a luxurious residence, Le Palace, located on Rue Alphonse Karr in Nice, 2 steps walk from to Place Massena, the Promenade des Anglais, Galeries Lafayette and Nice Étoile, as well as a multitude of restaurants, cafés and boutiques.

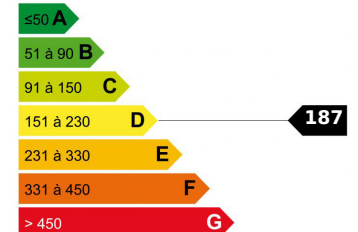
This stunning 53sqm one-bedroom apartment is located on the 5th floor with elevator, very bright due to its main south-west exposure and 3 balconies of 14sqm in total distributed on each room of the apartment.

Enjoying absolute tranquillity thanks to its high floor, it comprises a 26sqm living/dining room with a southwest-facing balcony, an elegant and functional independent kitchen with a northwest-facing balcony, a bedroom with a custom-made wardrobe opening onto the southwest-facing balcony, a shower room, a separate toilet and a closet in the entrance.

A cellar in the basement completes this property.

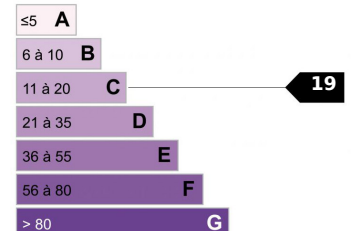
This apartment is in excellent condition with reversible air conditioning, internet by optical fibre.

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

Two caretakers responsible for the daily maintenance of the residence for year-round security and comfort.

An unbeatable location in the heart of the Carré d'Or for an unbeatable pied-à-terre in Nice.

Agency fees of 5% included.

**PRESTATIONS :** Air-conditioning, Internet, Outdoor lighting, Disabled access, Lift, Optical fiber, Digicode, Caretaker, Electric gate, Video security, Videophone