

APARTMENT - 2 PIÈCE(S) - 53.05 M²

588 000 €



DESCRIPTIF DETAILLE

Ref : TA-11269

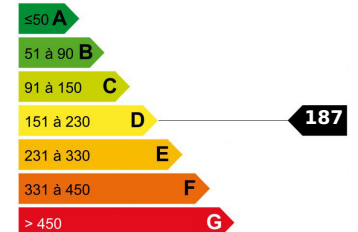
Surface :	53.05 M²	Etage :	5th
Style immeuble :		Exposition :	South-west, North-west
Etat :	Good condition	Vue :	Unobstructed
Pièces(s) :	2	Chauffage :	Central
Chambre(s) :	1	Eau chaude :	Collective
Bains/Douches :	1	Parking(s) :	NC
Toilette(s) :	1	Garage(s) :	NC
Surface séjour :	26.32 M²	Cave :	1
Balcon(s)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

NICE CENTRE / CARRÉ D'OR : A rare apartment for sale in this luxurious residence, "Le Palace," located on Rue Alphonse Karr in Nice, 2 steps walking 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 53 sqm one-bedroom apartment is located on the 5th floor with elevator, very bright thanks to its main southwest exposure and its 3 balconies of 14 sqm in total distributed on each room of the apartment.

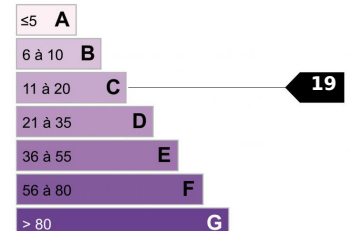
Enjoying absolute tranquillity thanks to its high floor, it comprises a 26 sqm living and dining room with a first southwest-facing balcony, an elegant and functional separate kitchen with a second northwest-facing balcony, a bedroom with a custom-made wardrobe opening onto the third southwest-facing balcony, a shower room, a separate toilet, and a closet in the entrance hall. A cellar in the basement completes this property.

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

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

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