Agence NP Masséna

10 rue Masséna
06000 Nice
Tél : +33 (0)4 93 01 50 00
Email : info@nice-properties.fr

APARTMENT - 6 PIÈCE(S) - 265 M²

1 490 000 €





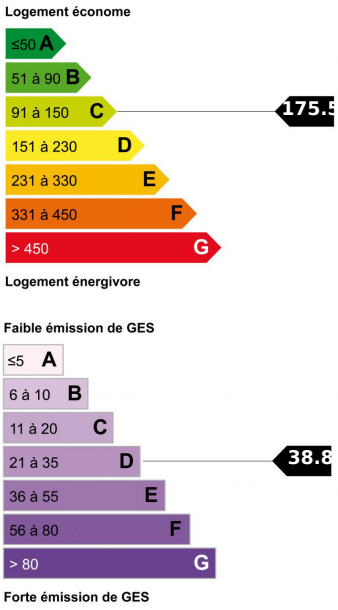




DESCRIPTIF DETAILLE

Ref : 11444

Surface :	265 M²	**Etage :**	4th
Style immeuble :	moderne	**Exposition :**	South-west
Etat :	Requires renovation	**Vue :**	Panoramic
Pièces(s) :	6	**Chauffage :**	Radiator
Chambre(s) :	4	**Eau chaude :**	Collective
Bains/Douches :	2	**Parking(s) :**	NC
Toilette(s) :	1	**Garage(s) :**	NC
Surface séjour :	63 M²	**Cave :**	1
Balcon(s) :	NC	**Taxe foncière :**	4 793,00 €
Terrasse(s) :	NC	**Charges :**	NC



NICE LOWER CIMIEZ : In the heart of the highly sought-after Bas Cimiez district, within the iconic Palais Majestic, a former bourgeois palace boasting remarkable architecture, lies an exceptional 270 sq m apartment, a true embodiment of Nice's elegance and the prestige of the Riviera. Located on a high floor, enjoying a commanding position comparable to a sixth-floor apartment, this rare property offers spectacular panoramic views of the Mediterranean, the city, and the surrounding hills. From the moment you enter, the sheer size of the rooms impresses: a majestic, light-filled living room of nearly 63 sq m, magnificent high ceilings, original parquet flooring, refined moldings, and distinctive features combine to create a living space of rare distinction. The apartment features four very large bedrooms, several exceeding 20 sq m, offering remarkable comfort and an atmosphere that is both elegant and serene. Three bathrooms and shower rooms, as well as two toilets, complete this exceptionally well-proportioned property. The separate, spacious, and functional kitchen can easily be opened up to the reception areas to create an even more spectacular living space. Equally suited as a prestigious family residence or an exclusive second home, this apartment perfectly blends old-world charm, prestige, and contemporary potential. The Palais Majestic, a historic and discreet address on the Riviera, captivates with its

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monumental entrance, elegant architecture, and concierge service, offering a refined and privileged living environment. A maid's room and a cellar are included in the price. Agency fees of 5% are included and payable by the seller.

PRESTATIONS : Fireplace, Lift, Caretaker, Internet, Condominium garden, Optical fiber, Safe, Security door