



PANORAMIC SEA-VIEW APARTMENT ON  
ELEVATED FLOOR WITH DUAL BALCONIES ON  
THE ICONIC PROMENADE DES ANGLAIS

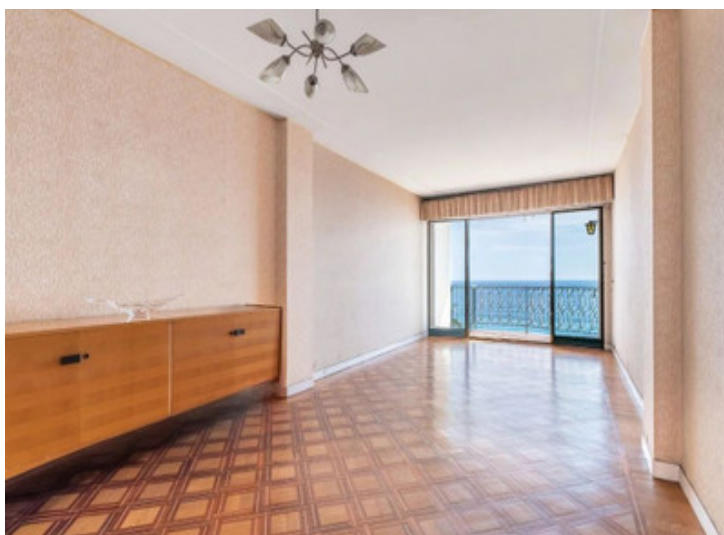
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ANGLA...



## PROPERTY FACT FILE

REFERENCE	A41987VAP06
PRICE	€ 719,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (690 000 EUR hors honoraires)</small>
BEDROOM	1
BATHROOM	1
ACCOMMODATION	70 m <sup>2</sup>
LAND	14 m <sup>2</sup>
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	To be renovated
FEATURES	Seaview, Fiber optic, Character property

\*Price based on current exchange rate which is subject to change





- 5th floor with open sea views
- Bright cross-layout, South & North
- Two large balconies, front & rear
- No vis-à-vis on the quiet North side
- Prestigious residence with caretaker and lift

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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

## 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 m<sup>2</sup>

Living room: 29.75 m<sup>2</sup>, opening onto the front balcony with sea views

Independent kitchen: 8 m<sup>2</sup>, with reconfiguration potential

Bedroom: 17,3m<sup>2</sup> (Exceptional size for a bedroom)

Separate WC: 1 m<sup>2</sup>

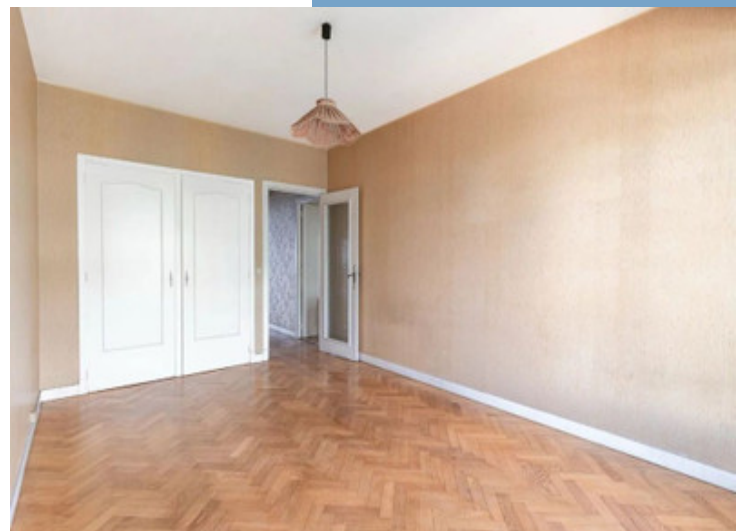
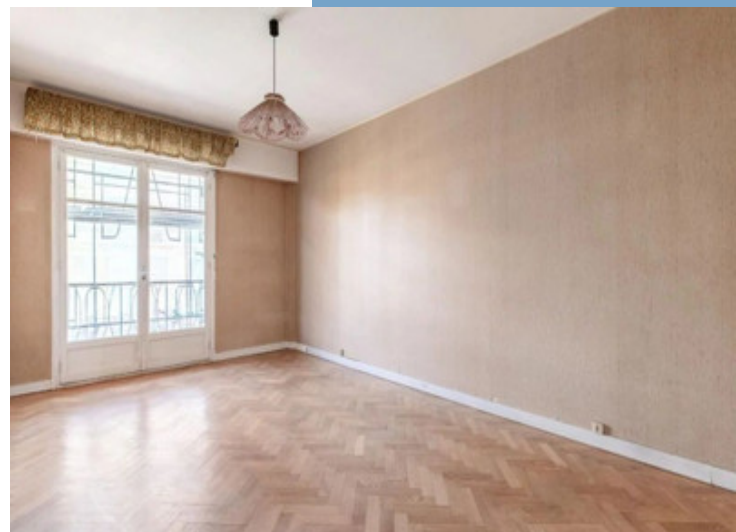
Bathroom: 3,7 m<sup>2</sup>

Corridor: 3,6 m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4I987VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



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## ENERGIE-DPE

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

DPE not required.

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## CONTACT

Réf : A4I987VAP06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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