



## Belle Epoque apartment on the Promenade des Anglais

For sale

5 080 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>City</i> <b>Nice</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>231 m<sup>2</sup></b>	<i>Land area</i> <b>4 000 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>2</b>	<i>Annual costs</i> <b>6 916 €</b>
<i>Condition</i> <b>Good condition</b>	<i>View</i> <b>Vue mer,Vue ville</b>
<i>Ref.</i> <b>BSM250311</b>	

Promenade des Anglais / Negresco - In the heart of a sumptuous Belle Époque palace, opposite the famous Negresco hotel, this exceptional 240 m<sup>2</sup> flat has been completely renovated using the highest quality materials and finishes.

The Palais Marie-Reine, with its remarkable architecture and majestic entrance, is undoubtedly one of the finest bourgeois buildings on the Promenade des Anglais.

The flat offers generous volumes and a refined atmosphere: a 65 m<sup>2</sup> double living room, a 30 m<sup>2</sup> master suite with two dressing rooms, a 25 m<sup>2</sup> modern kitchen, a beautiful entrance hall, three en suite bedrooms, four shower rooms and a laundry room.

The main rooms - living room, dining room and master bedroom - boast uninterrupted views of the sea and



the Negresco's iconic façade.

The renovation, inspired by a classic contemporary style, combines elegance with modern comforts: triple glazing, underfloor heating, integrated air conditioning linked to the communal heating system, armoured doors, optimum insulation, marble and parquet flooring, air and water filtration systems... A level of amenities that is rare on the Côte d'Azur.

This exceptional property also includes a service entrance, an independent bedroom on the top floor, a large cellar and a basement garage.

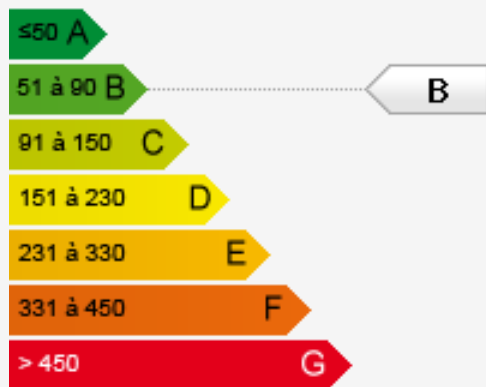
In the immediate vicinity: private beaches, renowned restaurants, luxury boutiques, sports clubs and beauty salons.

The cycle path along the Promenade will take you easily to Antibes or Cannes.

Total number of units: 54 (including 20 residential units)



### Consommations énergétiques



### Émissions de gaz à effet de serre

