

# **Exceptional Waterfront Apartment With Panoramic View - Promenade Des Anglais,...**

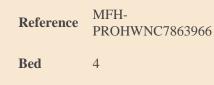
Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur





Located in one of Nice's most soughtafter addresses, this exceptional apartment, occupying the entire floor of a Belle Époque...

### At a Glance



Near to	Nice
Pool	No

 Price
 €3,490,000

 Hab.Space
 165 sqm

 Land Tax
 N/A

#### **Property Description**

Located in one of Nice's most sought-after addresses, this exceptional apartment, occupying the entire floor of a Belle Époque residence dating from 1915, offers a unique living environment with breathtaking

panoramic views. On the penultimate floor of the building, directly on the Quai des États-Unis, this walkthrough apartment enjoys double exposure and privileged access to the sea.

Ideally located, just a few steps from the Nice Opera, Cours Saleya and the city's historic center, you'll be close to all the city's landmarks while enjoying a peaceful, privileged setting.

The apartment spans 162 m<sup>2</sup> of living space and comprises a vast living room and dining room opening onto a seafront balcony, offering a breathtaking view of the Bay of Nice, the beaches and the château. To the rear, a second view reveals the charm of old Nice, its typical rooftops and the surrounding mountains.

It also features an open-plan kitchen with bar, four spacious bedrooms, all with en suite bathrooms, and an office. Quality features include underfloor heating, air conditioning in every room, three decorative fireplaces and a four-zone air-conditioning system.

A rare and exceptional property, combining charm, luxury and a privileged location.

### Summary

Property type: Bedrooms: Price Apartment 4 €3,490,000

## Key Information

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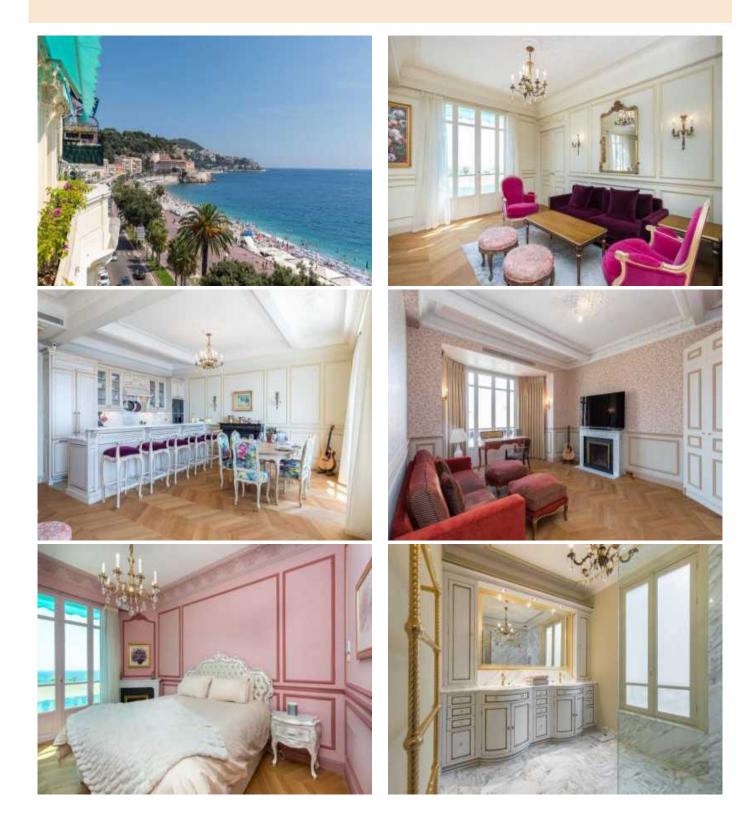
Internal Area: 165 Property Features: Home automation

165 sqm

## Location: Provence-Alpes-Cote-d'Azur



# Gallery









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