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

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



# €3,490,000

inc. of agency fees

4 Beds

165 sqm

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

### At a Glance

**Reference** MFH-  
PROHWNC7863966

**Bed** 4

**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 walk-through 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: Apartment  
Bedrooms: 4  
Price: €3,490,000

## Key Information

Internal Area: 165 sqm  
Property Features:

- Home automation

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



## Gallery





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