# One-bedroom apartment in Carre d'Or

**€449,000**

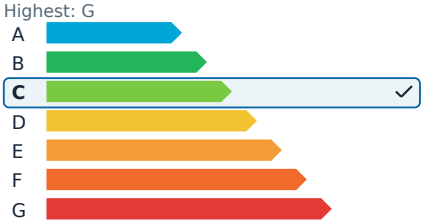
Carre d'Or · 1 bedroom · 53 m² in size

## Key details

| | |
|---|---|
| Surface area | **53 m²** |
| Bedrooms | **1** |
| Floor | **Ground** |
| Lift | **Yes** |
| Outside space | **Balcony** |

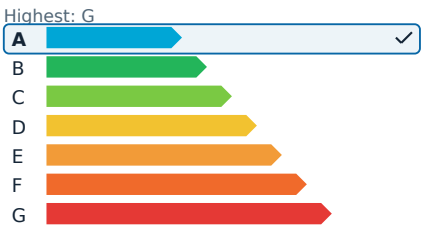
**DPE (Energy)** **C**

Lowest: A
Highest: G




**GES (Emissions)** **A**

Lowest: A
Highest: G




## Description

In the heart of Nice's sought-after Carré d’Or, this exquisite two-room apartment offers an ideal blend of central location, immediate proximity to the sea, and a tranquil residential setting. Spanning 53.33 square meters, the apartment is situated on the third floor of a well-maintained building with an elevator and has been fully renovated with quality finishes. Upon entering, the spacious and well-designed layout creates an elegant and comfortable atmosphere. The main living area, measuring 27.5 square meters, features a contemporary open kitchen that is fully equipped and extends to a peaceful 3-square-meter balcony.

The apartment's configuration is particularly functional, with an elegant entryway offering ample integrated storage. The living room, with its modern open kitchen, is complemented by a 12.5-square-meter bedroom and a large bathroom with a toilet. Each room is air-conditioned and equipped with double glazing, ensuring comfort and ease in daily life. The main north-west exposure provides a city view and contributes to the apartment's appeal as a true Nice pied-à-terre.

Located in the prestigious Carré d’Or, the apartment is just steps away from the shops, restaurants, and cafes of the pedestrian zone, while remaining sufficiently set back to maintain a peaceful atmosphere. The Mediterranean Sea is only 300 meters away, allowing easy access to the beaches and the Promenade des Anglais on foot. The neighborhood provides immediate access to all amenities and public transport, enabling a car-free lifestyle in Nice. With its elegant architecture, gastronomic addresses, boutiques, beaches, and cultural life, the Carré d’Or perfectly embodies the Côte d’Azur lifestyle. This property presents an attractive opportunity for an elegant primary residence, a pied-à-terre on the Côte d’Azur, or a secondary home. Seasonal rentals, such as Airbnb, are permitted within the building.

The annual management charges amount to €2,220.

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