Four-bedroom apartment in Carre d'Or

€5,080,000

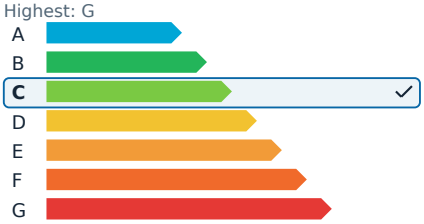
Carre d'Or · 4 bedrooms · 231 m² in size

Key details

Surface area	**231 m²**
Bedrooms	**4**
Floor	**Ground**
Lift	**Yes**
Outside space	**Balcony**

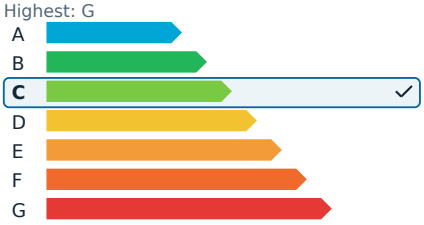
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

Welcome to an exquisite apartment at 37 B Promenade des Anglais in Nice, a prime location known for its historical significance and stunning coastal views. The Palace Marie-Reine, where this apartment resides, is a masterpiece of Belle Époque architecture, crafted by the same architect who designed the iconic Negresco Hotel nearby. This shared architectural heritage offers a glimpse into the elegance favored by European aristocrats at the turn of the 19th and 20th centuries.

This luxurious apartment spans 240 square meters and has undergone a comprehensive renovation in 2022 and 2023. The result is a home of exceptional quality, featuring Italian marble floors, triple-glazed windows with wooden and aluminum frames, and Garofoli doors, ensuring a tranquil and refined living environment. The climate within is perfectly regulated by a combination of Daikin ducted air conditioning, refurbished vintage radiators, and underfloor heating, complemented by a rooftop air filtration system for superior air quality.

The property boasts three bedrooms, each with its own en-suite bathroom and ample storage. The master bedroom offers breathtaking sea views, separate dressing areas for both occupants, and a luxurious bathroom complete with a double sink and a hammam. The living room and adjacent library feature large windows that frame stunning sea views, while the newly installed Italian Gaggenau kitchen includes integrated appliances like a refrigerator, freezer, ice maker, Miele dishwasher, induction cooktop, and an island dining table.

Additional amenities include a service entrance, a fully equipped staff room on the sixth floor, and a laundry room fitted with Miele appliances. The four bathrooms and one separate toilet are outfitted with high-quality Duravit Starck 3 fixtures. The apartment’s energy efficiency is exemplary, thanks to LED lighting, premium heating appliances, and centralized device management.

Security is paramount, with an alarm system linked to a specialized security company and reinforced Garofoli doors at both the main and service entrances. The location offers unparalleled convenience, with the beach just 50 meters away and a variety of restaurants, supermarkets, gyms, and other services within a five-minute walk. A secure garage within the building and a spacious cellar provide ample parking and storage options.

The apartment boasts a particularly good energy efficiency rating.

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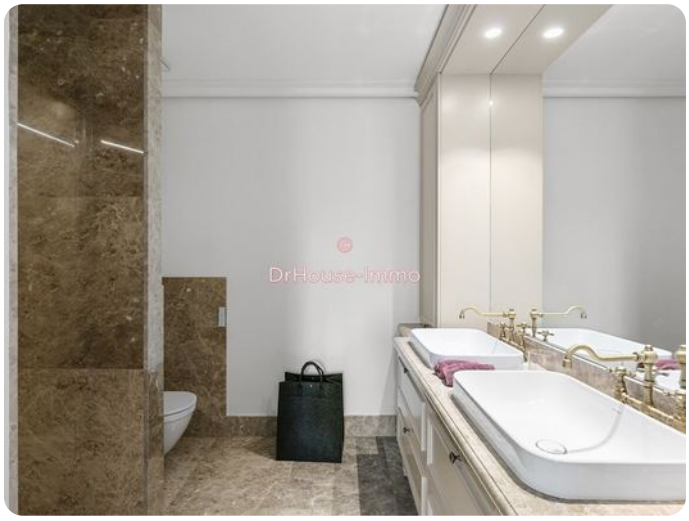
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