Four-bedroom apartment in Carre d'Or

€5,080,000

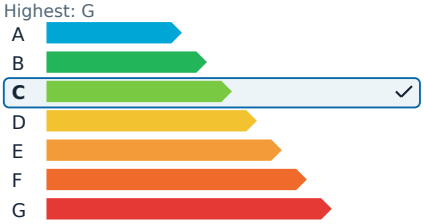
Carre d'Or · 4 bedrooms · 231 m² in size

Key details

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

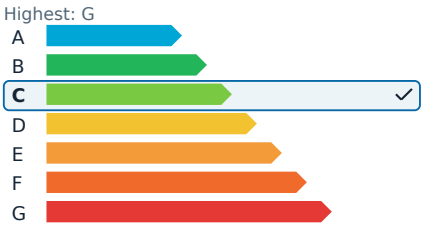
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

Welcome to the Palace Marie-Reine, an exquisite residence crafted during the Belle Époque by the same architect responsible for the nearby iconic Negresco Hotel. This apartment offers breathtaking sea views and has undergone a complete renovation in 2022 and 2023, resulting in 240 square meters of luxurious finishes. The property features Italian marble flooring, triple-glazed windows with wood and aluminum frames, and high-quality Garofoli doors, ensuring a serene and comfortable living environment.

The climate control system is state-of-the-art, with Daikin reversible air conditioning in every room, refurbished vintage radiators, and underfloor heating, all contributing to a consistently ideal temperature. A rooftop air filtration system ensures high-quality air, while a Zepter filter purifies the water supply.

The apartment boasts three bedrooms, each with its own en-suite bathroom and ample storage space. The master bedroom offers sea views, separate dressing areas for him and her, and a spacious bathroom with a double sink and a hammam. The living room, featuring a decorative fireplace, and the adjacent library both provide stunning sea vistas through large windows.

A brand-new Italian Gaggenau kitchen includes integrated appliances such as a refrigerator, freezer with an ice maker, Miele dishwasher, induction cooktop, and an island dining table. For staff, there is a second service entrance and a fully equipped maid's room on the sixth floor, along with a laundry room fitted with Miele appliances.

The property includes four bathrooms with Duravit Starck 3 fixtures and one separate toilet. Energy efficiency is exceptional, thanks to the use of LED lighting, high-quality heating appliances, and centralized device management. Security is paramount, with an alarm system connected to a specialized security company and reinforced Garofoli doors at the main and service entrances.

Convenience is at your doorstep, with the beach just 50 meters away and a variety of restaurants, supermarkets, gyms, and other services within a five-minute walk. Additionally, a secure garage in the building and a large cellar provide ample space for a large vehicle and storage.

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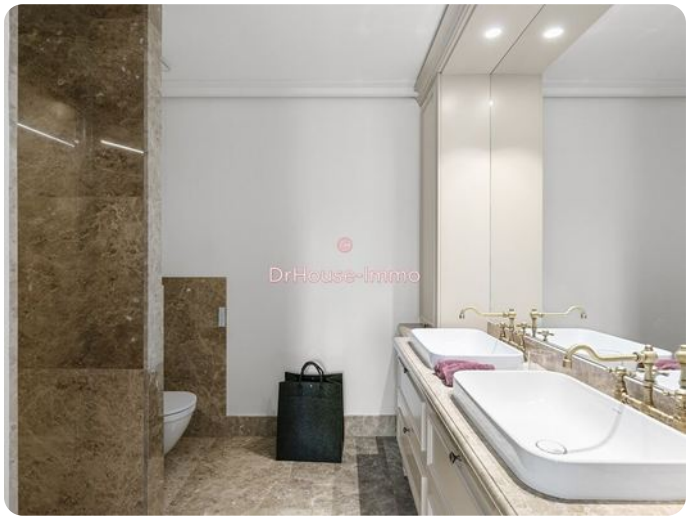
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