Five-bedroom apartment in Carre d'Or

€575,000

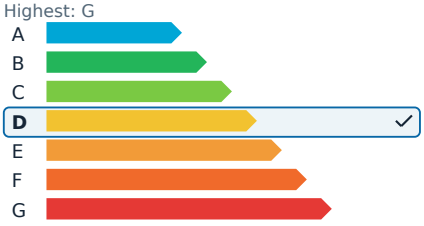
Carre d'Or · 5 bedrooms · 100 m² in size

Key details

Surface area	**100 m²**
Bedrooms	**5**
Floor	**Ground**
Lift	**No**
Outside space	**No**

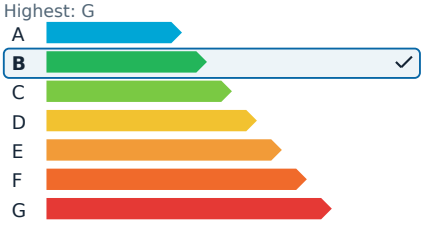
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This high-end shared apartment offers a unique investment opportunity in the prestigious Carre d'Or district of Nice. The property is situated on Boulevard Victor Hugo, an elegant street adorned with plane trees and Belle Époque architecture, just a short walk from the Promenade des Anglais. Its central location provides easy access to the pedestrian street, Jean Médecin, Place Masséna, the train station, and tram lines 1 and 2, making it an ideal spot for secure and sought-after investment.

The apartment is located on the fourth and top floor of a characterful bourgeois building, without an elevator. Originally a floor of service rooms, the space has been completely renovated to create functional and stylish shared accommodation. Spanning approximately 99.66 m² according to Carrez law, the apartment consists of six attics, including five private bedrooms and a welcoming common area.

Each bedroom, ranging from 14 m² to 17 m², is quiet, bright, and spacious, offering a comfortable and independent living space for each occupant. The large, fully equipped kitchen and dining room provide a communal area for socializing and dining. The property also includes a shower room with a WC, a laundry area, and a second shared toilet located on the landing.

This investment opportunity is bolstered by a strong rental demand from students and young professionals, with rooms currently rented at 750-830€ per month, resulting in a gross yield of around 8%. The property has been owned by the same individual for over 20 years, reflecting its stability and desirability in the market.

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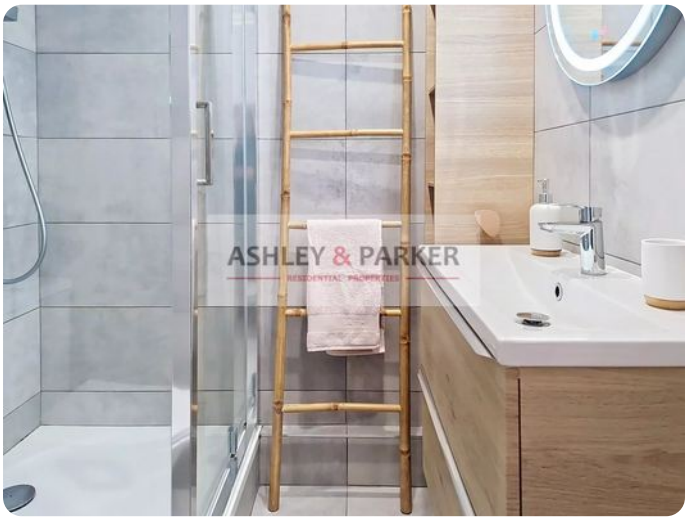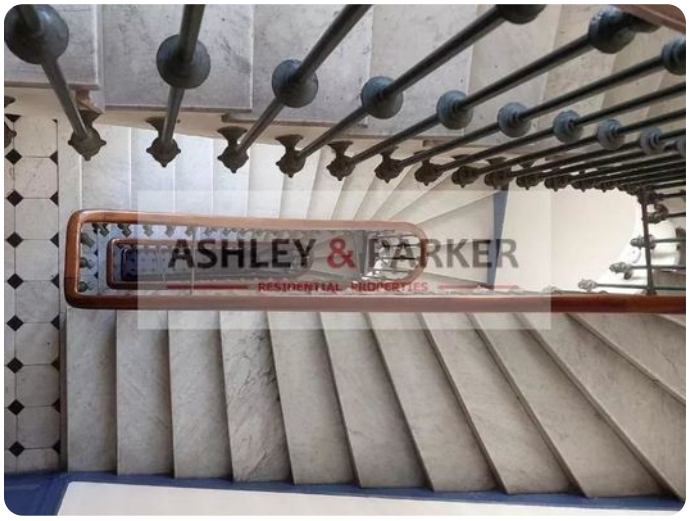
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