

Nice

CIMIEZ - PENTHOUSE

Côte d'Azur

Sotheby's

INTERNATIONAL REALTY

REF. CA14-360



## Exceptional apartment for sale in Nice - Bas Cimiez, Panoramic views and Belle Époque charm

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**3 ROOMS****2 ROOMS****75 M<sup>2</sup>**

#### NICE - BAS CIMIEZ

Located in one of Nice's most iconic Belle Époque palaces, this top-floor apartment offers stunning sea and city views and a small balcony.

The apartment of 75m<sup>2</sup> features an entrance, two bedrooms, a spacious shower room with storage, a separate WC, and a south-facing living room with spectacular sea and city views. A semi-open kitchen and balcony complete the space. Air conditioning in the apartment, Elevator.

#### The Grand Palais

Built in 1911 by architect Charles Delmas, the Grand Palais was once the tallest palace in Nice. Inspired by Eiffel's techniques, it combines a metal structure with a stone façade. Originally a luxury hotel, it has since been converted into a condominium, preserving the grandeur and volumes of the Belle Époque.

A rare chance to own a historic gem in a prime location.







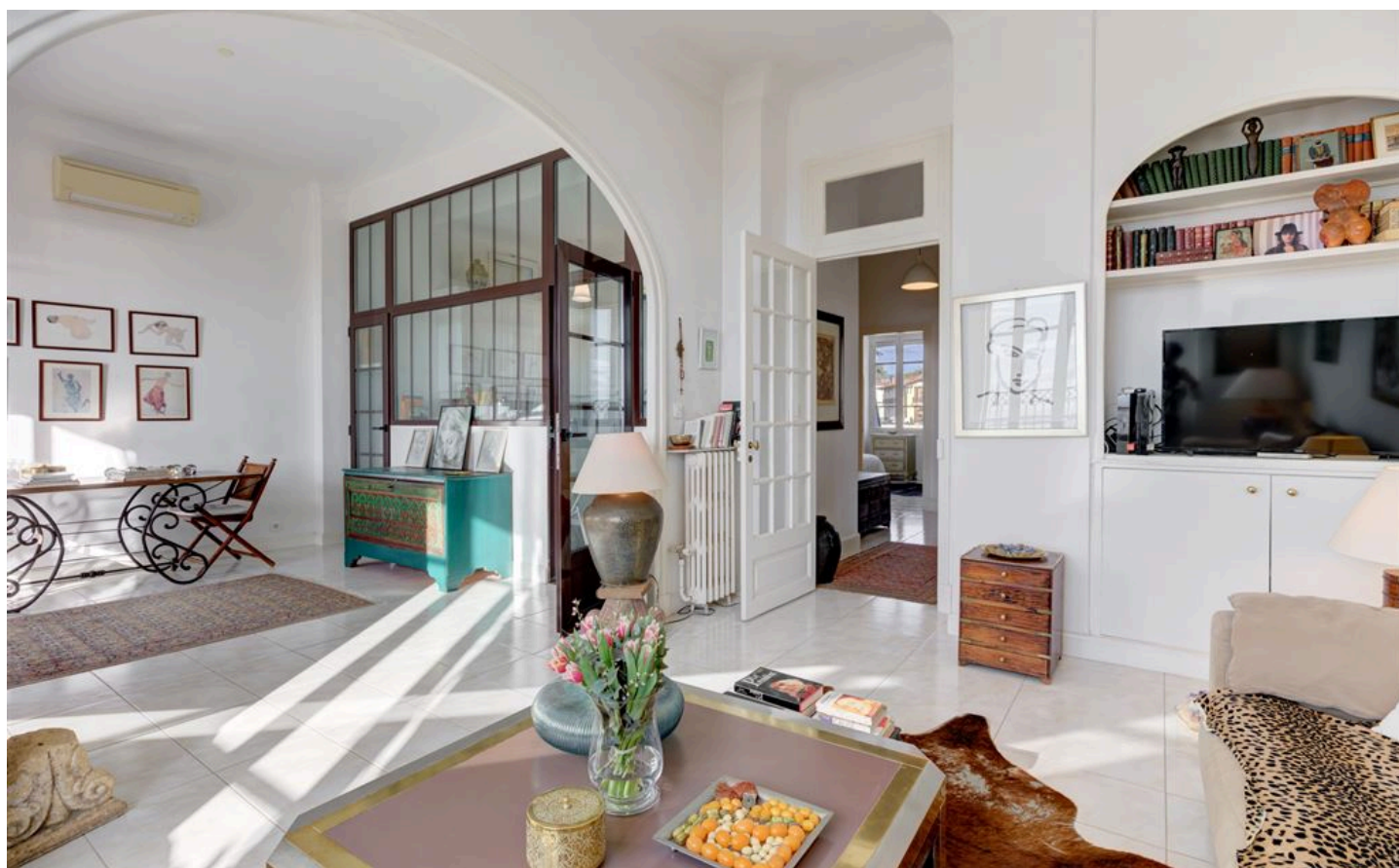
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DWELLINGS

ROOMS : 3

HOUSING AREA : 75 M<sup>2</sup>

COMFORT : EMPTY

HEATING : RADIATOR - GAS

FLOOR : 9TH FLOOR

EQUIPMENT

LIFT : YES

DIGICODE : NO

ENVIRONMENT

VIEWS : ON SEA, UNOBSTRUCTED, NOT OVERLOOKED

TRANSPORTS : AIRPORT AÉROPORT NICE COTE D'AZUR (20 MIN), MOTORWAY A8 (15 MIN), BUS (1 MIN), TRAM (5 MIN)

PROXIMITIES : SHOPPING CENTRE NICE ETOILE (10 MIN), CITY CENTRE (5 MIN), SCHOOL, SEA PROMENADE DES ANGLAIS (8 MIN), PARK COULÉE VERTE (6 MIN), BEACH BAIES DES ANGES (8 MIN), SHOPPING STREET (3 MIN)

ROOM DETAILS

ENTRANCE : 7.54 M<sup>2</sup>

LIVING ROOM : 32.3 M<sup>2</sup>

KITCHEN : 6.4 M<sup>2</sup>

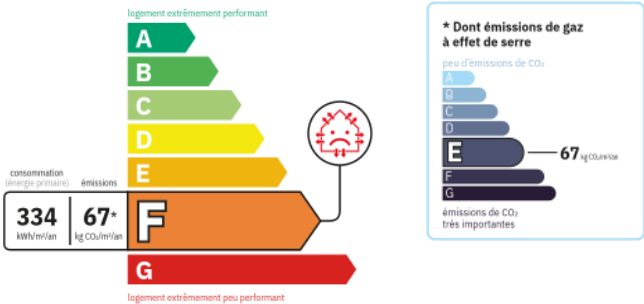
BEDROOM 1 : 15 M<sup>2</sup>

BEDROOM 2 : 7 M<sup>2</sup>

WATER ROOM : 6 M<sup>2</sup>

1 WC

DIAGNOSTICS ENERGETIQUES



BUILDING

YEAR OF CONSTRUCTION : 1911

GENERAL ASPECT : TO REFRESH

NUMBER OF FLOORS : 9

CO-OWNERSHIP : 60 LOTS

CHARGES : €3,463 / YEAR

Estimated amount of annual energy expenses for standard use : between €2,105 and €2,847 (ref. 2023)

Housing with excessive energy consumption : class F

BALCONIES : 1 (5 M<sup>2</sup>)





**€585,000**

(Inclusive fees)

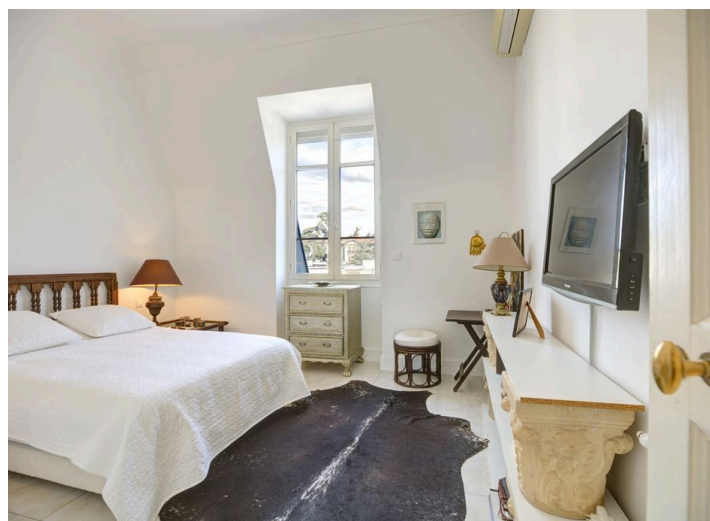
€549,900 Exclusive fees

Fees of 6.38% VAT included payable by the buyer

Property tax : €1,826

*Co-ownership : 60 lots. Annual share of the estimated budget for current expenses: €3,463*

*Information on the risks to which this property is exposed is available at : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)*



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RCS NICE 909 637 688 - CPI card CCI de Nice-Côte d'Azur n° : CPI06052022000000069

KITCHEN

1 Kitchen	<b>Separate, equipped</b> <b>6.4 m²</b>
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ROOMS

1 Entrance	<b>7.54 m²</b> Exposure : <b>South</b>
1 Living room	<b>32.3 m²</b> Exposure : <b>South</b>
2 Bedrooms	<b>15 m²</b> <b>7 m²</b>
1 Water room	<b>6 m²</b>
1 WC	<b>1 m²</b>

EXTERIOR

1 Balcony	<b>5 m²</b>
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