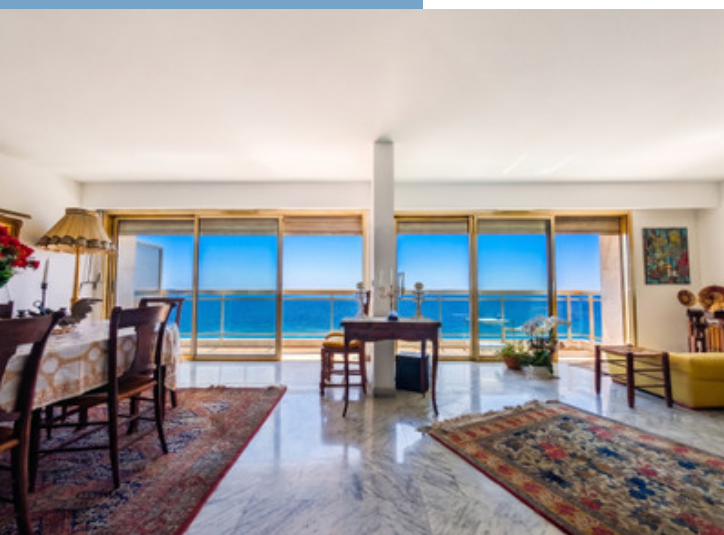
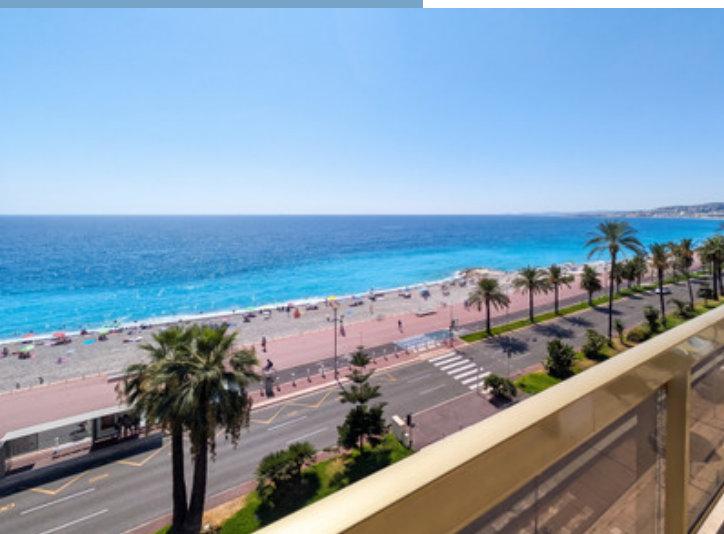




PROMENADE DES ANGLAIS: FRONTLINE 159 M2
APARTMENT & STUDIO, PANORAMIC SEA VIEWS,
2 GARAGES

PROMENADE DES
ANGLAIS: FRONTLINE 159
M2 APARTMENT &
STUDIO, PANORAMIC SEA
VIEWS, 2 GARAGES ...



PROPERTY FACT FILE

REFERENCE	A47171VAP06
PRICE	€ 2,100,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	158 m ²
LAND	21 m ²
TOWN	Nice
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Apartment, Family Home
CONDITION	To be renovated, Habitable
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change

- 180° panoramic sea views over Baie des Anges
- High 6th floor with rare double living room
- 140 m2 apartment + 19 m2 independent studio
- Potential to create 1-2 additional bedrooms
- 2 garages & multiple basement cellars

PROMENADE DES
ANGLAIS: FRONTLINE 159
M2 APARTMENT &
STUDIO, PANORAMIC SEA
VIEWS, 2 GARAGES ...

Ref : A47171VAP06

Vahe Pekmez and Leggett International Real Estate present a rare bundle of two apartments on Nice's iconic Promenade des Anglais.

Located in a prestigious frontline residence, and sold as a complete package on the same elevated floor, it comprises a 140 m2 main

DESCRIPTION

OVERVIEW:

Vahe Pekmez and Leggett International Real Estate present an extraordinary seafront opportunity situated on Promenade des Anglais in Nice. Positioned on an elevated floor of an prestigious condominium, this property offers a frontline setting overlooking the Mediterranean Sea with sweeping 180° panoramic views across the Baie des Anges.

This rare configuration brings together two separate apartments located on the same level: a generous 140 m2 main apartment and an adjacent, independent 19 m2 studio, offering a combined living surface of 159 m2.

A standout feature is the expansive South-facing double reception room, fitted with two large floor-to-ceiling sliding glass doors that open directly onto the seafront balcony—an exceptional and rarely found feature on the Promenade des Anglais. With dual South and North exposure, the apartment enjoys consistent natural light and pleasant cross-ventilation.

While both units are fully habitable, the property represents an ideal high-end renovation project. Discerning buyers or investors have a blank canvas to reconfigure the layout, create a bespoke contemporary interior, and significantly enhance value. The property's generous floor plan easily offers the potential to create 1 or 2 additional bedrooms or even connecting both apartments depending on lifestyle requirements.

The property is sold as a single bundle, which includes two private closed garages and basement storage spaces.

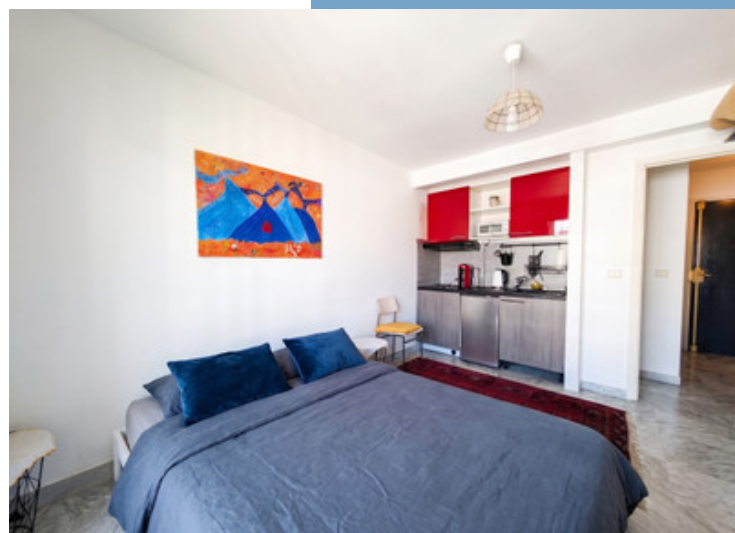
Monthly condominium fees: €640

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47171VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

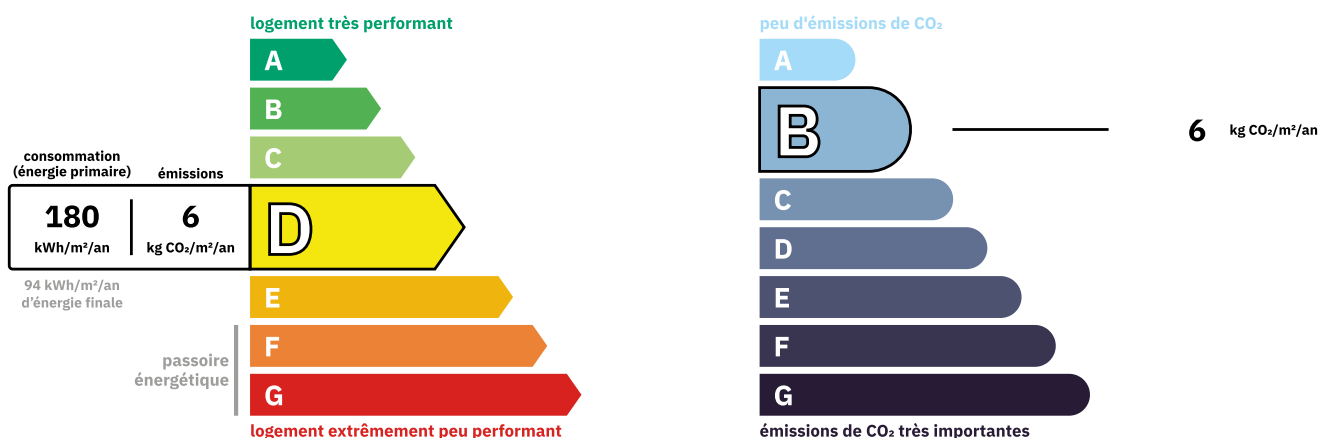
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

PROMENADE DES ANGLAIS:
FRONTLINE 159 M2
APARTMENT & STUDIO,
PANORAMIC SEA VIEWS, 2
GARAGES ...

Ref : A47171VAP06

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 2320 € and 3180€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A47171VAP06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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