



PALAIS  
RIVIERA  
NICE CÔTE D'AZUR



PALAIS  
**RIVIERA**  
NICE CÔTE D'AZUR



## LA BELLE ÉPOQUE REINVENTED...



With *Palais Riviera*, we are renovating an 1870 building with an iconic address, nestling between Lycée Masséna and the former Post Office building to create contemporary apartments with absolute comfort. With its ornamental glazed arch, the conserved entrance door to the residence invites you travel through time, keeping the aesthetic link between past and present intact. The spirit of

La Belle Epoque lives in all the architectural work of *Palais Riviera*, which has renovated many features such as the imposing entrance door, the shop window facades and the plaster facades above, the woodwork as well as the wrought-iron balustrades. A state of the art renovation, paying tribute to the era which marked the birth of the French Riviera.



# EDITORIAL



View from Rue du Lycée

## A HAVEN OF PEACE IN THE CITY

A short walk from the elegant Square Wilson, in the peaceful Rue du Lycée, the *Palais Riviera* residence is rooted at the heart of Nice life and history. Through the louvred shutters, the light enters gently... the spirit of the city too. An oasis of privacy and elegance, *Palais Riviera* offers a relaxing bubble to those who wish to study, to recharge their batteries after a hectic day or to get themselves ready, dreaming of their night at the opera.

The development revisits the period architecture, by combining it with a contemporary interpretation of comfort. The high ceilings and the many sources of

natural light are enhanced by contemporary interior architecture, which plays on colour contrasts and the combinations of authentic materials. The antechamber to the apartments, the hall offers made-to-measure decoration and houses a lift which serves the first four floors of the residence. All the apartments, studios and two-room apartments, are fully equipped for turnkey rental.

Marketed as a VIR (Vente d'Immeuble à Réover [Sale of a Building to be Renovated]), Palais Riviera offers a high-yield investment, through an advantageous purchasing process.



**The top**  
business destination  
in France after Paris, with  
two million professional  
travellers a year.



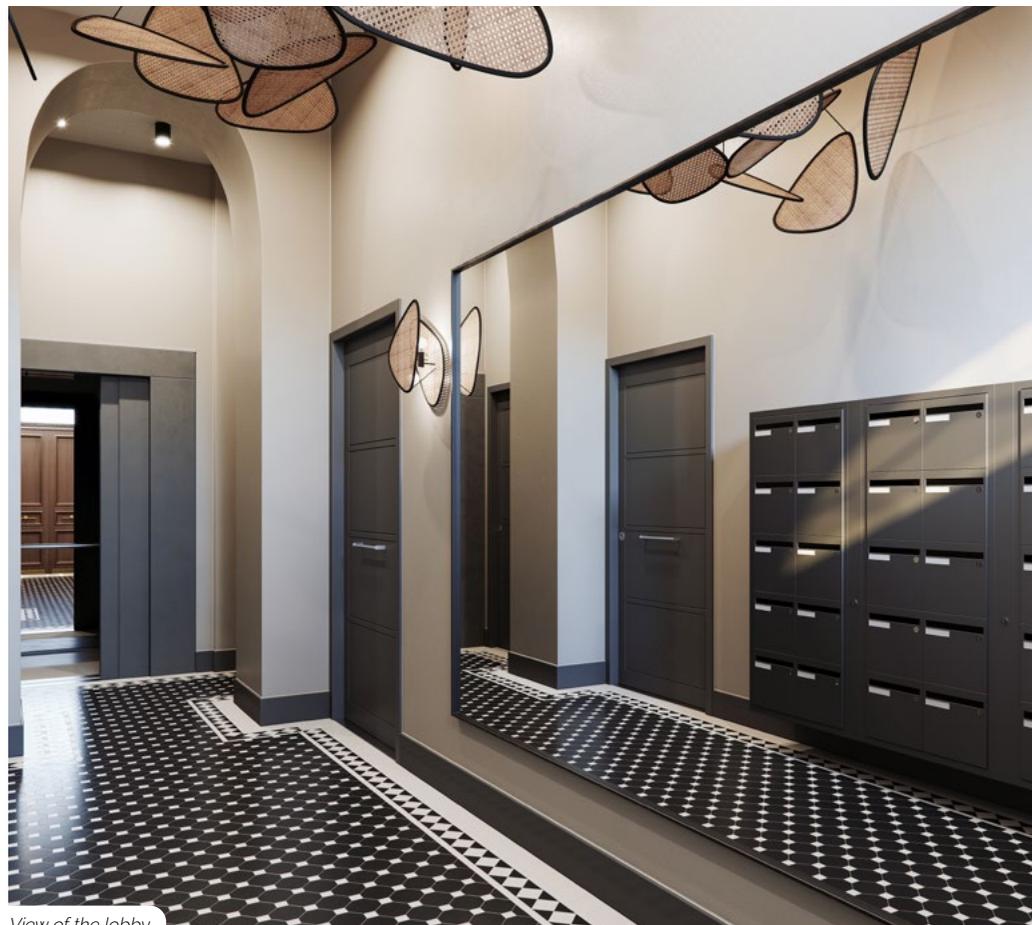
**The second**  
international airport  
in France, with 100  
destinations served  
in 33 countries.



**An idyllic setting**  
147 days of clear blue  
skies every year.



**A heritage  
city**  
with 68 listed buildings and  
UNESCO registration.



View of the lobby

## An ode to well-being and refinement ...

## A DREAM INTERIOR

Made up of perfectly designed studios and two-room apartments, combining high-end contemporary services and the cachet of ceilings more than 3m30 high for some apartments, Palais Riviera houses a dream pied-à-terre to immerse yourself in Nice life.

With a range of optimised urban areas, from 14 to 25 m<sup>2</sup>, the studios enjoy east or west exposures and pleasant brightness, thanks to their high windows protected by louvred shutters in pastel colours. Six apartments enjoy balconies overlooking the quiet of the heart of the block, offering charming extensions to the living spaces. On the top floor, two transversal apartments offer layouts of up to 49 m<sup>2</sup> of modern amenities, with

a master bedroom and a reception area enlarged by the roof space, used as the storage area, the whole lit by the eight skylights created straight into the roof.

The interior decoration of the apartments is an additional enhancement to the areas and spaces, with a sober and elegant choice of colours and attention given to every detail: built-in storage, elegant kitchens and contemporary bathrooms.

Perfect for a furnished rental, intended for the wide student market or business travellers, the apartments are also suitable for holiday rental. A strategic, sustainable and harmonious heritage investment, a short walk from all the top places of Nice life.



*View of a studio apartment*

## Floor Plan

A refined decoration for an intimate atmosphere.



### Bathroom

Elegance and comfort, with a bathroom cabinet and illuminated mirror.



### Kitchen

Sleek design, carefully thought-out lighting and a lot of storage.



### General Atmosphere

A ready-to-live-in world, where every detail has been thought through.



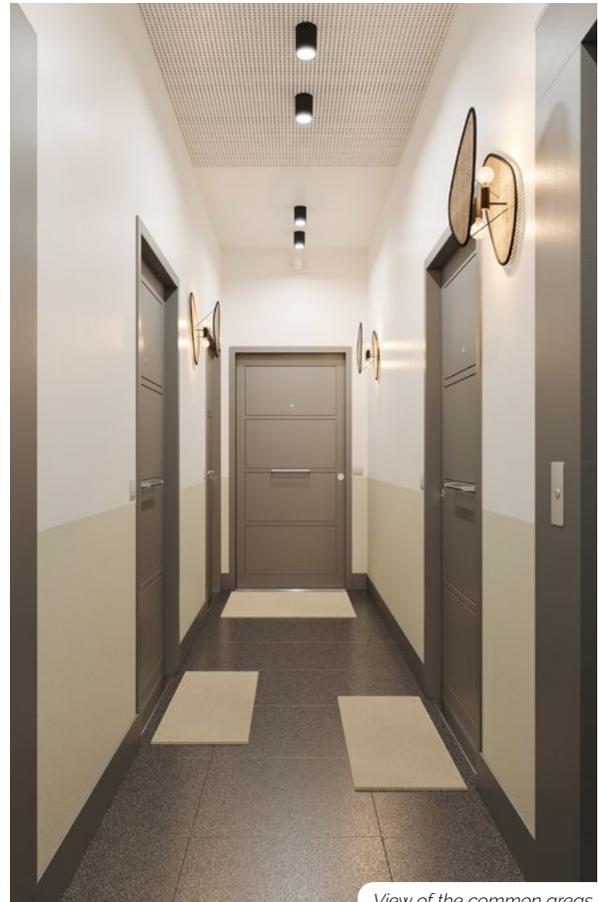
## Internal Services

### Comfort

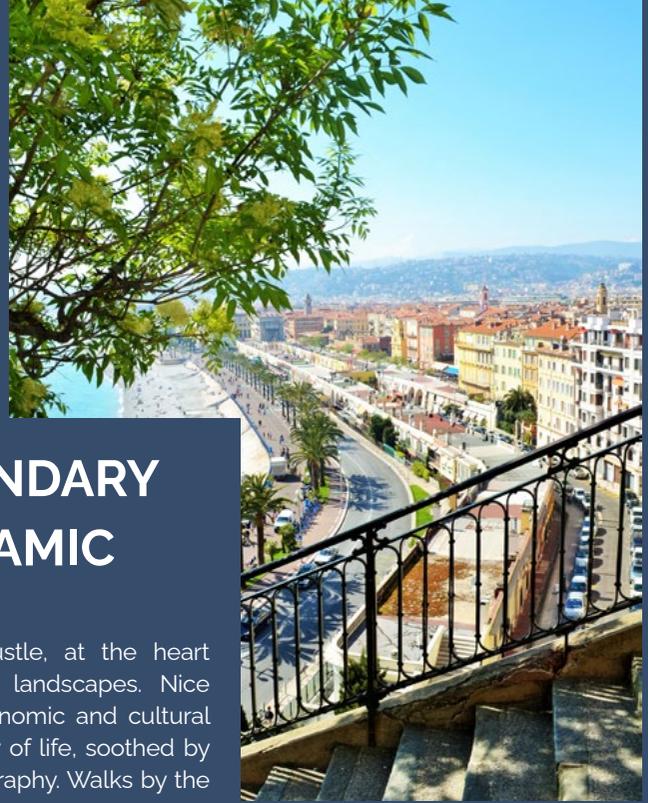
- ✧ Reversible heat pump for heating and air conditioning
- ✧ Laminate flooring in the living areas
- ✧ 60\*60 Porcelanosa floor tiles or equivalent in the shower rooms and bathrooms
- ✧ Electric towel rails
- ✧ Bathroom cabinet with mirror and LED strip
- ✧ Shower and bath screens and enclosures
- ✧ Furnished kitchen
- ✧ Wooden external carpentry and shutters
- ✧ Suspended toilet bowls
- ✧ Integrated and fitted wardrobes

### Security

- ✧ Landing door equipped with a 5-point A2P\*\* lock
- ✧ Access Control by videophone and keypad



View of the common areas



## NICE, LEGENDARY AND DYNAMIC

A city of innovation and bustle, at the heart of unperturbed and superb landscapes. Nice combines an exceptional economic and cultural activity with a peerless quality of life, soothed by a privileged climate and geography. Walks by the seaside, trips to the wilds of Provence or escapes to the ski slopes less than 90 minutes away, Nice is the city where everything is possible ... and everything can succeed.

The engine of a metropolis of 51 municipalities, Nice is the first French Smart City and is top of international leagues in the fields of research and innovation. To support this sustained growth, the city is taking forward major development projects, particularly as part of the EcoVallée national interest operation. The expansion of the business areas, the new technopole, new transport lines ... Nice sees the future in azure blue.



## A HIGH-PROFILE ADDRESS

Having all the facilities of Nice within walking or cycling distance, that's the luxury of this central address. Neighbours of *Palais Riviera*, the famous Lycée Masséna and its clock tower as well as the former Post Office building give a glimpse of the city's architectural diversity. On the other side of the Coulée Verte park on the Paillon, Old Nice offers an unprecedented concentration of good restaurants, fun addresses and food shops, not forgetting the colourful and perfumed stalls of the Cours Saleya flower market.

Students are at the epicentre of local university life, with the Saint-Jean-d'Angely campus 5 stops away on Tramway 1, the CHU and the Medical campus five stops further on and the Trotabas campus less than 20 minutes away on Tramway 2. For business travellers and conference-goers, it is less than a ten-minute walk to get to Acropolis and 25 minutes on Tramway 2 to Nice Arénas and the airport. Within walking distance of the beaches as well as the main theatres, museums and Nice Opera, *Palais Riviera* allows you to taste the nectar of Nice life.





## A UNIQUE EASE OF TRANSPORT

### BY CAR:

- ✦ Less than 15 minutes\*, motorway A8, junction 50 to Marseille and junction 55 to Monaco and Italy.
- ✦ 90 minutes\* away, Auron and Isola 2000, the Mercantour ski resorts.

### BY BUS:

- ✦ One minute\* walk away, bus stop "Wilson", line 5 to Rimiez and Cimiez.
- ✦ 4 minutes\* walk away, bus stop "Lycée Masséna", lines 12, 23, 32, 38, 57 and 87, all directions.

### BY TRAMWAY:

- ✦ 2 minutes\* walk away, stop "Durandy", L2 to Port Lympia, Airport Terminal 2 and the administrative centre.
- ✦ 3 minutes\* walk away, stop "Cathédrale Vieille Ville", L1 to the Valrose and Saint-Jean-d'Angely campuses, Acropolis and the Palais des Expositions.

### BY VÉLOBLEU (BIKE HIRE):

- ✦ Less than 5 minutes\* walk away, stations 23 and 66.

### BY TRAIN:

- ✦ 5 minutes\* by car or 14 minutes\* away on Tramway L1, the SNCF railway station of Nice-Ville, regional and national lines.

### BY AIR:

- ✦ 20 minutes\* by car or 30 minutes\* by Tramway L2, Nice Côte d'Azur international airport, national and international lines.

## Close-Up on

The new Nice Saint-Augustin-Aéroport multimodal hub will house a new TGV station, a bus station and a direct link to nice city centre by tramway.

Two new Tramway lines, 4 and 5 will strengthen public transport links and simplify all travel. With more than ten Vélobleu (bike hire) stations less than five minutes' walk away and cycle tracks in almost half the streets, the address is a paradise for cyclists.



**PALAIS RIVIERA**  
**15, rue du lycée - 06000 Nice**

A DEVELOPMENT BY APICAP DEVELOPPEMENT



MARKETED BY CATELLA



**+33 (0) 4 83 93 64 15 - [marine.marlot@catella.fr](mailto:marine.marlot@catella.fr)**

*Call not surcharged, price according to operator*

**[PALAIS-RIVIERA.COM](http://PALAIS-RIVIERA.COM)**

\*Source: Google Maps APICAP Developpement, 31-33, Rue de la Baume - 75008 Paris, social capital €1000, RCS PARIS No. 898979323. Non-contractual illustrations, intended to express an overall architectural intention and subject to change. The illustrations presented are free interpretations of the project produced by the artist, accordingly, the characteristics presented in this document are not final and are subject to change, depending on the technical, financial, administrative or regulatory constraints imposed on Apicap Developpement. These characteristics therefore do not fall into the contractual field. The apartments are sold and delivered unfitted and unfurnished. Non-contractual document. Photo Credit: Ellostudio - Shutterstock - IStock.  
Design: © commeuneimage.net - 06/22

