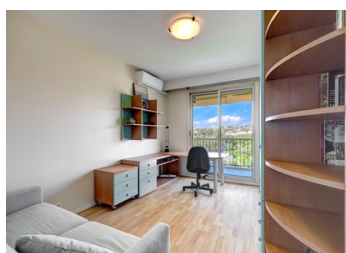
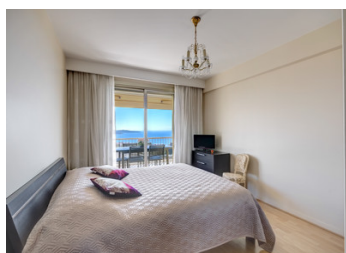


Stunning Sea Views | 3-Bed with Pool, Tennis in Prestigious Gated Domain in Nice Fabron | Côte d'Azur



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	97.59 m2
Outside Space:	34 m2

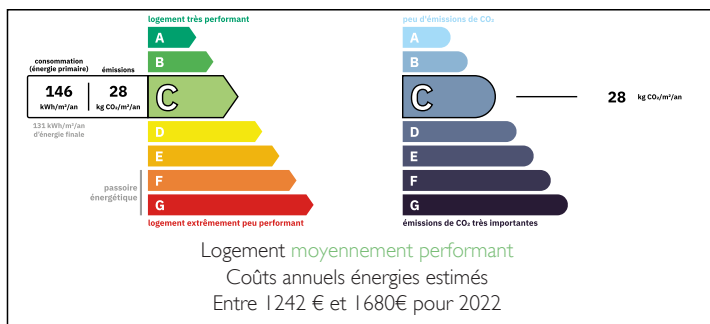
IN BRIEF

Located in the prestigious Abbaye de Roseland gated estate in the Fabron district of Nice, this 97 m² apartment offers breathtaking panoramic views of the sea, the city of Nice, and the mountains.

The layout comprises 3 bedrooms, a separate kitchen, one bathroom with WC, one shower room, a guest WC, a laundry room, and two spacious balconies totaling 34 m². The apartment benefits from a West-East cross-layout, allowing you to fully enjoy the sunrise as well as the sunset on the French Riviera.

The amenities in this prestigious gated estate feature one of the largest swimming pools in Nice, two tennis courts, a fitness studio, a supermarket, a lush private forest and plenty of beautifully landscaped green spaces. A live-in caretaker adds to the daily comfort.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

OVERVIEW:

Welcome to your future home in the prestigious and gated estate of Abbaye de Roseland in the sought-after Fabron district of Nice. This cross-layout 3-bedroom apartment of 97 m² offers a rare combination of panoramic sea, city, and mountain views, generous outdoor space, and access to top-class amenities.

Enjoy 34 m² of terraces spread over two balconies: one east-facing with unobstructed sea and city views for magical sunrises, and another to the west with mountain views and an outdoor storage room. The apartment comes with storage space in the basement, and access to an exceptional set of facilities: one of the biggest swimming pools in Nice, two tennis courts, fitness center, barber, supermarket, and even a private wooded park for peaceful strolls — a true haven of peace in the middle of the city.

An underground private garage can be purchased as an option.

Perfectly located, the residence has a bus stop at the gate, and is just a 15-minute walk from the beach. The apartment is in very good condition, with only the bathroom and shower room needing modernization.

LAYOUT:

The apartment features a very functional and bright layout:

- The entrance (5.62 m²) leads into a generous 27.54 m² living room, opening onto the main east-facing terrace (22 m²) with panoramic views over the Bay of Angels and the city of Nice.

- The independent kitchen (8.56 m²) opens to a second west-facing terrace (9.5 m²) with mountain views and a storage room (2.6 m²), ideal for daily use.