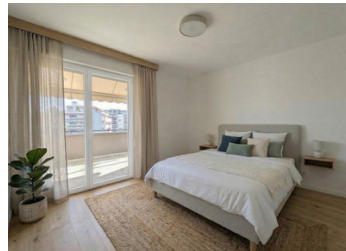


Fully Renovated Penthouse with 97m Terrace in Secure Residence with Pool | Sea Views | Close to Promenade

EXCLUSIVE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	82 m ²
Outside Space:	98 m ²

IN BRIEF

Located in the Lower Fabron / Faculté de Lettres area, close to Magnan and the Promenade des Anglais, this fully renovated penthouse apartment offers an exceptional indoor-outdoor lifestyle.

With 82 m² of interior living space extended by a spectacular 97 m² three-sided terrace, the apartment enjoys abundant natural light and sea views.

Currently undergoing complete renovation with delivery planned for the end of May, it will welcome its very first owner after refurbishment.

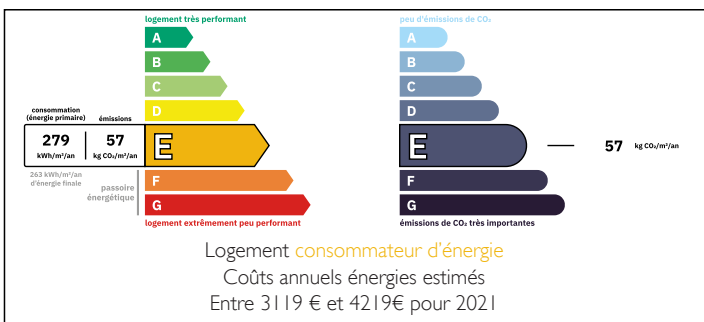
The layout features a spacious open-plan living room with kitchen, two bedrooms plus a child's bedroom or office, integrated air conditioning and modern finishes throughout.

Set within a secure gated condominium with

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

OVERVIEW:

This penthouse apartment represents a rare opportunity in the Lower Fabron district, near Magnan and only minutes from the Promenade des Anglais. Currently undergoing a complete renovation, the property will be delivered at the end of May and awaits its first owner after transformation.

Offering approximately 82 m² of interior living space complemented by an exceptional 97 m² terrace surrounding the apartment on three sides, the property perfectly combines comfort, brightness and outdoor living — ideal for enjoying the Côte d'Azur climate year-round.

The apartment benefits from integrated air conditioning and modern design choices, while being located in a secure, well-maintained gated residence featuring a swimming pool, caretaker, landscaped gardens, children's playground and security cameras. A basement storage unit is included, and a large closed garage can be acquired as an option. Shared parking spaces are also available within the residence.

Condominium fees: 420€ / month

Please note: the visuals presented are approximate virtual representations of the post-renovation result and are non-contractual. The construction site may be visited at any time.

The energy performance indicated in the listing corresponds to the state before the renovation. The new inspection report is pending the end of the remodeling and is expected to significantly improve the energy rating.

LAYOUT:

The apartment opens onto a welcoming entrance leading directly into a spacious open-plan living area with kitchen, designed as the heart of the home.