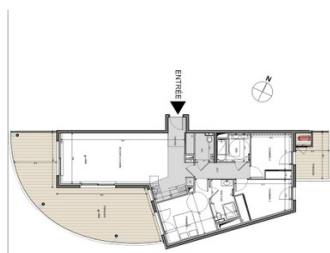


New Build 3 bedroom apartment with spacious terrace and sea view in Nice for sale (delivery 4Q 2023)



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	93 m2
Outside Space:	52 m2

## IN BRIEF

This three bedroom apartment is located within a prestigious new build development located on a hill in the popular Fabron district. It offers a total indoor living area of 93m2 and a big terrace with an additional surface of 44m2 and a second smaller terrace of 8m2 on the rear side. Two closed underground parking spaces are included. The south-west facing apartment is located on the ground floor and is one of the last available ones in the development. It comprises three bedrooms of 10,11 and 13m2, one bathroom, one shower room, one WC and a living area of 41m2 with an open-plan kitchen. The spacious terrace with an area of 44m2 is accessible from the living area as well as one of the bedrooms. It overlooks the outdoor swimming pool and share outdoor living area. The delivery of the apartment is scheduled for the 4th quarter of 2023. It can be...

## ENERGY - DPE



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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.

## DESCRIPTION

This three bedroom apartment is located within a prestigious new build development located on a hill in the popular Fabron district. It offers a total indoor living area of 93m<sup>2</sup> and a big terrace with an additional surface of 44m<sup>2</sup> and a second smaller terrace of 8m<sup>2</sup> on the rear side. Two closed underground parking spaces are included.

The gated residence offers a modern architecture, a spacious garden / outdoor living area and an heated outdoor swimming pool.

The south-west facing apartment is located on the ground floor and is one of the last available ones in the development. It comprises three bedrooms of 10,11 and 13m<sup>2</sup>, one bathroom, one shower room, one WC and a living area of 41m<sup>2</sup> with an open-plan kitchen. The spacious terrace with an area of 44m<sup>2</sup> is accessible from the living area as well as one of the bedrooms. It overlooks the outdoor swimming pool and share outdoor living area.

The Fabron district, in which the development is located, offers a calm and residential environment that is a healthy distance away from the vibrant city center. At the same time the seafront and beaches are solely 5 minutes away by car or public transportation. The old city as well as the airport can be reached in 15 minutes.

Being a new build apartment the buyer will profit from reduced notary feed of only 2%.

The delivery of the apartment is scheduled for the 4th quarter of 2023. It can be reserved immediately for...

## NOTES