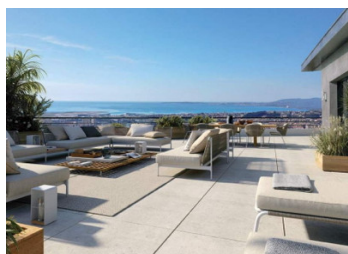


## New build 2 bedroom apartment for sale in a prestigious residence in Nice



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	69 m2
Outside Space:	28 m2

## IN BRIEF

This two 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 69m2 and a big terrace with an additional surface of 28m2. An closed underground parking space is 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 two bedrooms of 11 and 14m2, one bathroom, one WC and a living area of 29m2 with an open-plan kitchen. The spacious terrace with an area of 28m2 is accessible from the living area as well as from both bedrooms. It overlooks the outdoor swimming pool and the garden area. The gated residence offers a modern architecture, a spacious garden / outdoor living area and an heated outdoor swimming pool. The deliveries in the project are scheduled for the last quarter of 2023.

## 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.

## DESCRIPTION

This two 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 69m<sup>2</sup> and a big terrace with an additional surface of 28m<sup>2</sup>. An closed underground parking space is included.

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

The residence is located in the Fabron district of Nice which starts at the seaside in the western part of the city and covers several hills overlooking the city and the seafront. Fabron is a popular and uptown district in Nice. It 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 deliveries...

## NOTES