

Fully Renovated Penthouse with 120 m Terrace in Secure Residence with Pool | Sea Views | Close to Promenade

EXCLUSIVE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	78 m2
Outside Space:	121 m2

IN BRIEF

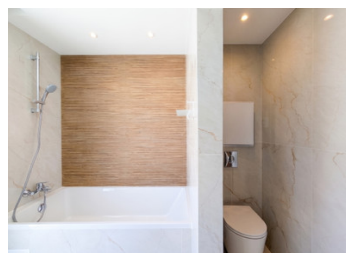
Located in the Lower Fabron / Faculté de Lettres area, close to Magnan and the Promenade des Anglais, this fully renovated penthouse apartment offers an exceptional indoor-outdoor lifestyle.

With 78m² of interior living space extended by a spectacular 121 m² three-sided terrace, the apartment enjoys abundant natural light and sea views.

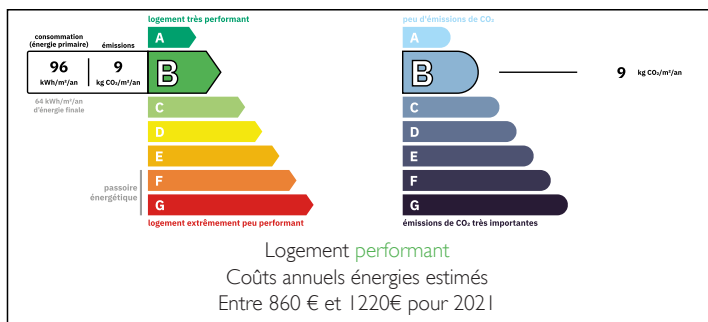
The penthouse apartment is ready to welcome its very first owner after a full refurbishment.

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

The apartment is set within a secure and well-maintained gated condominium with swimming



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: 1800 EUR

NOTES

DESCRIPTION

OVERVIEW:

Vahe Pekmez and Leggett International Real Estate present a penthouse apartment in the Lower Fabron district, near Magnan and only minutes from the Promenade des Anglais.

Offering 78 m² of interior living space complemented by an exceptional 121 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 air conditioning in every room and modern design choices, while being located in a secure, well-maintained gated residence featuring a swimming pool, elevator, caretaker, landscaped gardens, children's playground and security cameras.

A basement storage unit is included, and a large closed double garage can be acquired as an option. Shared parking spaces are also available within the residence.

Condominium fees: 190 € / month

The apartment boasts a near-perfect B/B energy rating due its recent renovation, optimizing its running costs.

LAYOUT:

Located on the top floor, this 3-bedroom apartment offers an interior living space of 78 m² (Loi Carrez), enhanced by an expansive outdoor terrace of 121 m².

An entrance hall leads directly into a bright 24 m² living room and an adjoining 7 m² separate kitchen, both opening onto the terrace. A central hallway connects the sleeping quarters, which feature three bedrooms: a first bedroom of 9 m², a second bedroom of 10 m² with an ensuite shower room of