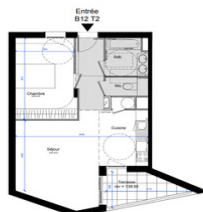
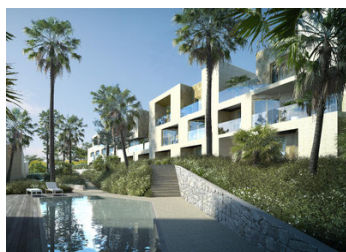


One bedroom apartment with panoramic sea view for sale in Nice in prestigious new build project



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	53 m2
Outside Space:	6 m2



IN BRIEF

This one bedroom apartment is located within a prestigious new build development located on top of a hill overlooking the city of Nice and its seaside. It offers a living area of 53m2 and a terrace with an additional surface of 6m2. An underground parking space is included.

The south / south-east facing apartment is located on the first floor. It comprises one bedroom of 13m2, one bathroom and a spacious living area of 28m2 with an open-plan kitchen. The south-facing terrace of 6m2 is connected to the living area.

The gated residence comprises four separate buildings which share a spacious garden / outdoor living area and an outdoor swimming pool. The deliveries in the project will start mid 2022.

The location of the development offers a peaceful surrounding a healthy distance away from the

ENERGY - DPE

DPE not required.

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 one bedroom apartment is located within a prestigious new build development located on top of a hill overlooking the city of Nice and its seaside. It offers a living area of 53m² and a terrace with an additional surface of 6m². An underground parking space is included.

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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.

With the bus stop located exactly in front of the residence and the existence of nearby university complexes the apartment is also a great investment opportunity for short and long term rentals by tourists and/or students. Owners can chose to have their property managed and let for them and enable a 20% VAT saving if certain conditions are met - the price shown is incl. VAT.

Being a new build...

LOCAL TAXES

Taxe habitation: EUR

NOTES