

Fully Renovated 2-Bedroom Penthouse with Dual Terraces in Secure Residence with Pool | Near Promenade



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	56 m2
Outside Space:	45 m2

IN BRIEF

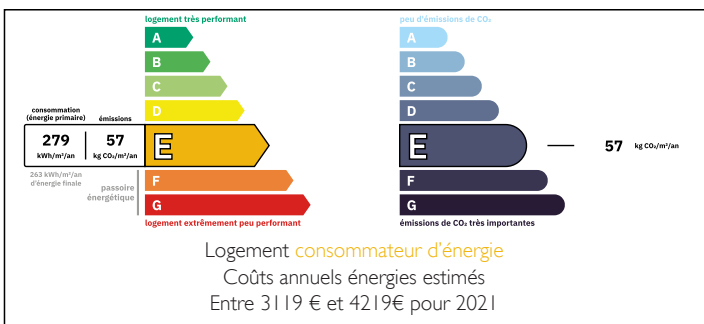
Located in the Lower Fabron / Faculté de Lettres area, close to Magnan and the Promenade des Anglais, this fully renovated two-bedroom apartment offers a bright and comfortable indoor-outdoor lifestyle.

The apartment features app. 56 m<sup>2</sup> of interior living space extended by two terraces totaling over 40 m<sup>2</sup>, benefiting from dual exposure and excellent natural light throughout the day.

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

Bright open-plan living room with kitchen opening onto a southwest-facing terrace, two bedrooms with access to a second terrace, a modern shower room, separate WC.

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.

the future renovated state and are non-contractual.

## DESCRIPTION

### OVERVIEW:

This fully renovated two-bedroom apartment represents an attractive opportunity in the sought-after Lower Fabron district, near Mignan and only minutes from the Promenade des Anglais. Currently undergoing complete renovation, the apartment will be delivered at the end of May and awaits its first owner after transformation.

Offering approximately 56 m<sup>2</sup> of interior living space complemented by two terraces totaling more than 40 m<sup>2</sup>, the property provides a pleasant balance between indoor comfort and outdoor living, ideal for enjoying the Mediterranean climate year-round.

The apartment benefits from integrated air conditioning and contemporary finishes within a secure and well-maintained gated residence featuring a swimming pool, caretaker, landscaped gardens, children's playground and security cameras.

A basement storage unit is included in the price, while a private outdoor parking spot can be purchased as an option. Shared parking spaces are also available inside the residence.

Condominium fees: 207€/month

Please note: 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 rating currently displayed corresponds to the pre-renovation condition. A new energy assessment will be completed after works and is expected to significantly improve the rating.

### LAYOUT:

The apartment opens onto an entrance leading to a bright open-plan living area with integrated kitchen, designed as the central living space of the home. Large sliding doors connect the living room directly

## LOCAL TAXES

**Taxe foncière: 1200 EUR**

**Taxe habitation: EUR**

## NOTES