

# FULLY RENOVATED PENTHOUSE WITH 100 M² TERRACE IN SECURE RESIDENCE WITH POOL | SEA VIEWS | CLOSE TO PROMENADE

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A43927VAP06 |
| PRICE | € 790,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 3 |
| BATHROOM | 2 |
| ACCOMMODATION | 78 m² |
| LAND | 100 m² |
| TOWN | Nice |
| DEPARTMENT | |
| LOCATION | 50km or less to ferry |
| TYPE | Maison de Vacances, Apartment, Family Home |
| CONDITION | |
| FEATURES | Swimming Pool, Garage, Private parking |

*Price based on current exchange rate which is subject to change





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- Penthouse with 100 m² triple-aspect terrace
- First occupancy after full renovation
- Bright interiors - each room opens onto terraces
- Secure residence with swimming pool, caretaker
- Spacious double garage available as option

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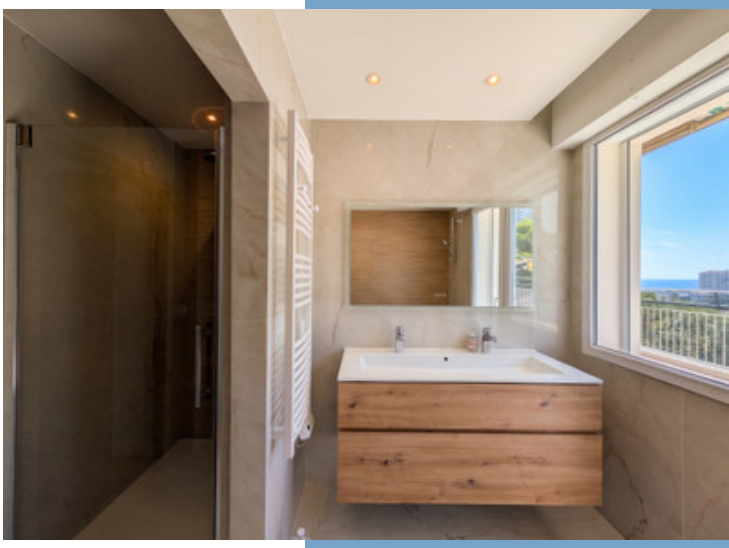
Located in the Lower Fabron / Faculté de Lettres area, close to Magnan and the Promenade des Anglais, this fully renovated penthouse apartment offers an exceptional indoor-outdoor lifestyle.

With 78m² of interior living space extended by a spectacular 100 m2

# 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 100 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.



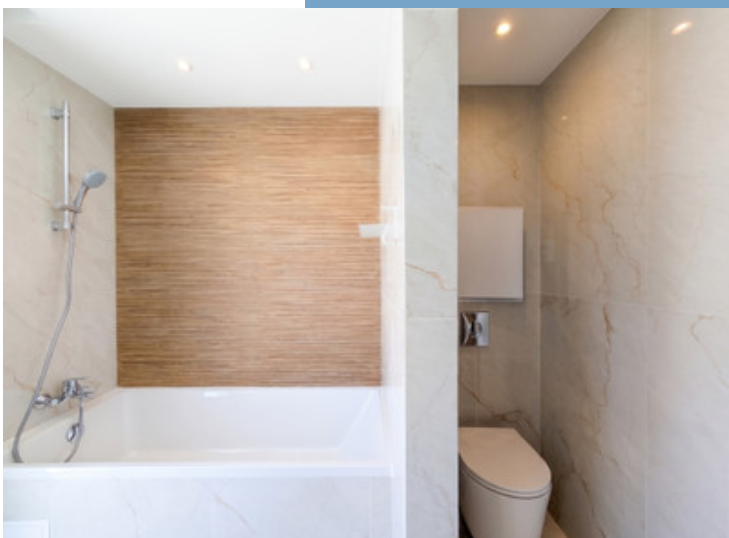
The apartment benefits from air conditioning in every room and modern design choices, while being located in a secure, well-maintained gated residence featuring a swimming pool, elevator, caretaker, landscaped gardens, children's playground and security cameras.

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 100 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 2 m2, and a ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43927VAP06

COMPLETE FILE AND PHOTO ON REQUEST

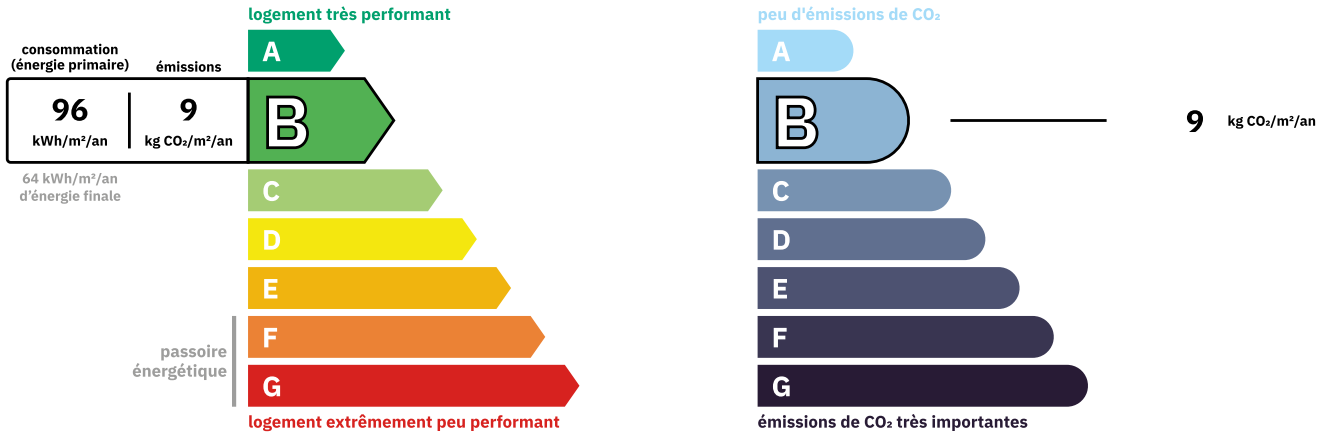
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Efficient
Estimated annual energy costs
between 860 € and 1220€ for 2021

# NOTICE

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# CONTACT

**Réf :A43927VAP06**

FILE COMPLETE AND PHOTOS ON REQUEST


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