

APARTMENT - 5 PIÈCE(S) - 132.8 M<sup>2</sup>

1 690 000 €

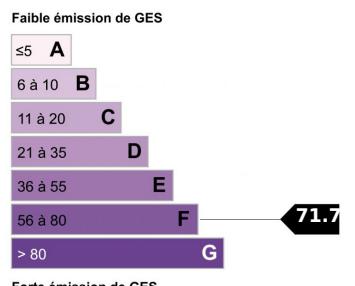
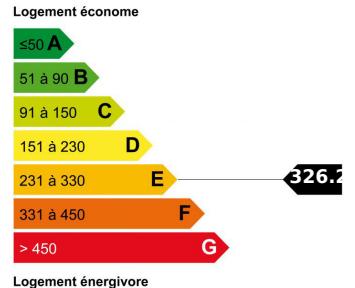


## DESCRIPTIF DETAILLE

Ref : MSE-11329

Surface :	132.8 M <sup>2</sup>
Style immeuble :	MODERNE
Etat :	Excellent condition
Pièces(s) :	5
Chambre(s) :	4
Bains/Douches :	3
Toilette(s) :	NC
Surface séjour :	45.19 M <sup>2</sup>
Balcon(s) :	NC
Terrasse(s) :	1 M <sup>2</sup>

Etage :	Top floor
Exposition :	South
Vue :	Panoramic
Chauffage :	Radiator
Eau chaude :	Collective
Parking(s) :	NC
Garage(s) :	1
Cave :	1
Taxe foncière :	4 637,00 €
Charges :	NC



**NICE WEST / LOWER FABRON AREA :** Located in a quiet area, just a few minutes' walk from shops, the tramway, and the sea, on the top floor of a luxury residence, this exceptional 132 m<sup>2</sup> penthouse opens onto a magnificent, nearly 280 m<sup>2</sup> single-storey terrace with panoramic views of the sea, hills, and city. With direct elevator access, the only apartment on this floor, this luxuriously renovated apartment is a joy to live in every day. It comprises an entrance hall, living and dining room, a high-end semi-open kitchen, three bedrooms with closets, two of which are en suite, storage space, a laundry room, a large cellar, and a 25 m<sup>2</sup> garage. A separate 18 m<sup>2</sup> studio is located at the foot of the building. A must-see. 5% agency fee included, payable by the seller.

**PRESTATIONS :** Air-conditioning, Double glazing, PVC window, Electric awnings, Electric shutters, Irrigation sprinkler, Barbecue, Outdoor lighting, Lift, Optical fiber, Bike rental, Alarm system, Electric gate, Security door, Videophone