

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

1 690 000 €

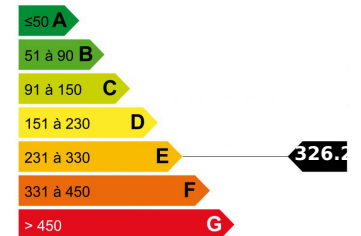


DESCRIPTIF DETAILLE

Ref : 86278392

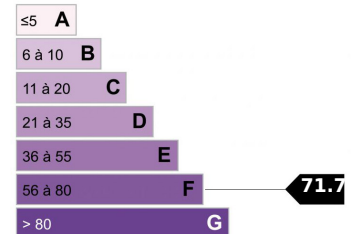
<b>Surface :</b>	132.8 M <sup>2</sup>	<b>Etage :</b>	Top floor
<b>Style immeuble :</b>	MODERNE	<b>Exposition :</b>	South
<b>Etat :</b>	Excellent condition	<b>Vue :</b>	Panoramic
<b>Pièces(s) :</b>	5	<b>Chauffage :</b>	Radiator
<b>Chambre(s) :</b>	4	<b>Eau chaude :</b>	Collective
<b>Bains/Douches :</b>	3	<b>Parking(s) :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Garage(s) :</b>	1
<b>Surface séjour :</b>	45.19 M <sup>2</sup>	<b>Cave :</b>	1
<b>Balcon(s) :</b>	NC	<b>Taxe foncière :</b>	4 637,00 €
<b>Terrasse(s) :</b>	1 M <sup>2</sup>	<b>Charges :</b>	NC

Logement économe



Logement énérgivore

Faible émission de GES



Forte émission de GES

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