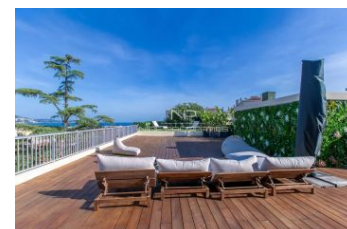


APARTMENT - 5 PIÈCE(S) - 132.8 M<sup>2</sup>

1 590 000 €

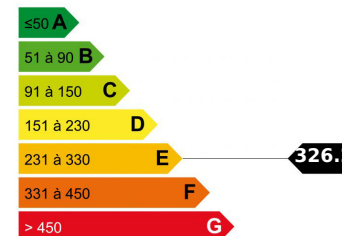


DESCRIPTIF DETAILLE

Ref : 11329

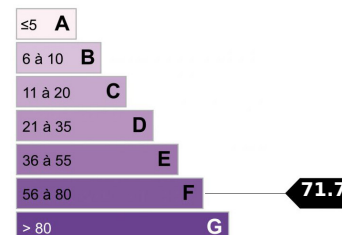
|                         |                      |                        |            |
|-------------------------|----------------------|------------------------|------------|
| <b>Surface :</b>        | 132.8 M <sup>2</sup> | <b>Etage :</b>         | Top floor  |
| <b>Style immeuble :</b> | MODERNE              | <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 storage room, Alarm system, Electric gate, Security door, Videophone