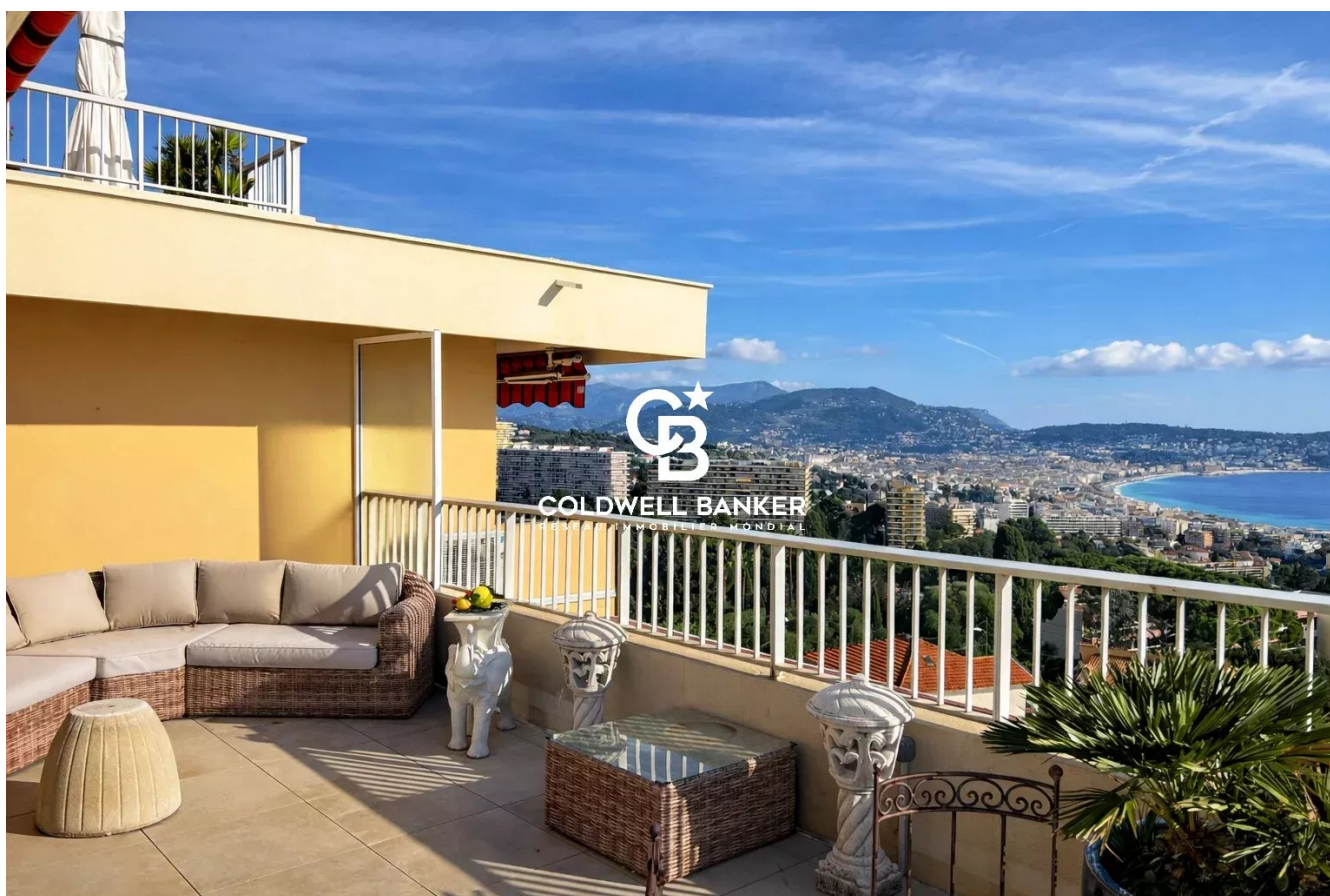


Appartement Nice 165 m<sup>2</sup>

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PRIX DE VENTE : 1 130 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)

## DESCRIPTION

Located on the sought-after hills of Fabron, within an elegant and secure residence, this exceptional penthouse offers rare volumes, remarkable outdoor spaces, and one of the most beautiful panoramic views over the sea and the Baie des Anges.

This duplex, occupying the top two floors of the residence, offers 166 sqm of living space (144 sqm under Carrez Law) and 119 sqm of private outdoor areas, including a 73 sqm open-sky rooftop terrace as well as a 46 sqm wraparound balcony surrounding the entire main level.

The main level, with a surface area of 143 sqm, features a spacious entrance hall and a vast 47 sqm living room flooded with natural light, enhanced by a suspended designer fireplace and opening onto multiple exposures as well as the wraparound balcony of 53 sqm. It also includes a fully renovated independent kitchen, a dining room, two large bedrooms — one of which is a suite of approximately 38 sqm — a shower room, two separate toilets, and numerous built-in storage spaces.

Upstairs, a third versatile room that can serve as an office, bedroom, or lounge benefits from direct access to the rooftop terrace. This true outdoor living space features a summer kitchen under a pergola and offers the possibility of installing a jacuzzi. The completely unobstructed view stretches across the sea, the hills, and the horizon as far as the eye can see.

A private underground garage and a cellar complete this rare property.

The location offers a perfect balance of privacy, comfort, and accessibility, with quick access to the Promenade des Anglais, the airport, and major roadways. Its elevated position ensures peace and quiet, optimal sunshine, and spectacular views.

Agency fees payable by the seller

Property tax: €3,443.

Service charges: €1,295 per quarter.

Information on the potential risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	165.02 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€3.00	NB de pièces :	5 rooms	NB de chambres :	3 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

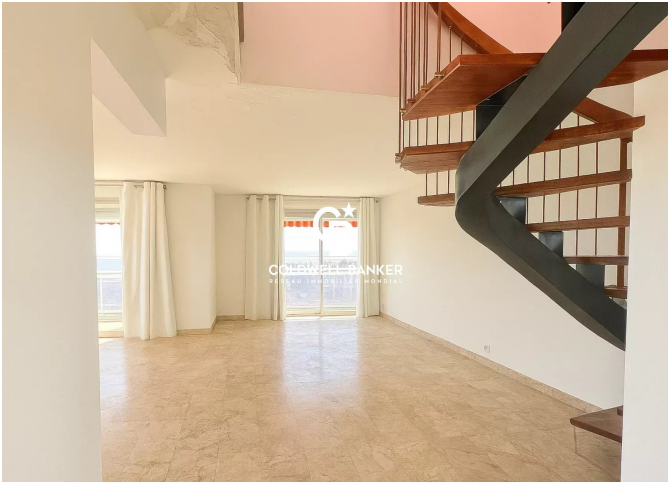
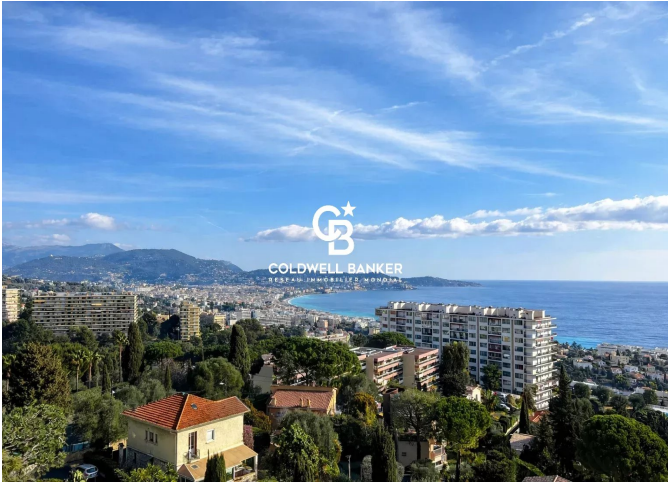
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 184

Indice d'émission de gaz à effet de serre (GES) : A 5



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