

1 895 000 €

**For sale apartment**

**4 rooms**

**Surface : 122 m²**

**Surface of the living : 53 m²**

**Year of construction : 2023**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Individuelle**

**Inner condition : new**

**Standing : luxury**

**Building condition : new**

**Features :**

cellar, gated, double glazing, near school  
and amenities, lift, air conditioning, pool,  
electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 cellar

**Legal information**

1 895 000 €

Fees paid by the owner, well condominium,  
annual current expenses 2 940 €  
(245 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 4742 Nice

NICE WEST FABRON New program. Manufacturer price In one of the most beautiful areas of Nice West, you will be able to appreciate the standing of an exceptional address in an environment that is both calm and green with panoramic sea and mountain views. This residence with contemporary and refined architecture offers apartments from studios to 4 rooms, including some exceptional properties, notably 2 villas on the roof. Designed for your well-being, each apartment benefits from large bay windows opening onto beautiful terraces. You will enjoy the swimming pool to cool off and beautiful sea views. Information on the risks to which this property is exposed is available on the GÉORISKS website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) This property is offered to you by the Cot'ouest real estate Belles Terres agency at: 04 84 79 07 70

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Document non contractuel - 09/05/2024



Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice  
Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - [info@cotouest-immobilier.com](mailto:info@cotouest-immobilier.com)

Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949

Code NAF 6831 Z - CGA IM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - \*prix H.A.I.