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## Nice Fabron, New Luxury Apartment La Lanterne

Nice , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



# €750,000

inc. of agency fees

3 Beds      2 Baths      84 sqm

To the west of Nice, a green and residential hill overlooking the Baie des Anges, Fabron is prized for its sea views and tranquillity....

### At a Glance

|                  |                  |                |      |                  |          |
|------------------|------------------|----------------|------|------------------|----------|
| <b>Reference</b> | MFH-PROAN1102594 | <b>Near to</b> | Nice | <b>Price</b>     | €750,000 |
| <b>Bed</b>       | 3                | <b>Bath</b>    | 2    | <b>Hab.Space</b> | 84 sqm   |
|                  |                  | <b>Pool</b>    | No   | <b>Land Tax</b>  | N/A      |

### Property Description

To the west of Nice, a green and residential hill overlooking the Baie des Anges, Fabron is prized for its sea views and tranquillity. This dolce vita is now complemented by the first-rate urban infrastructures of the neighbouring Eco-Vallée, making the district a showcase for the metropolis.

The district is practical with the proximity of the school of La Lanterne and the small shopping centre “La Pignata village”: bakery, pharmacy, newsagent and restaurant. For moments of relaxation, there is easy access to the Promenade des Anglais, which unrolls its cycle, running paths, and famous beaches. At the foot of the hill, in the Plaine du Var served by lines 2 and 3 of the tramway, amenities and facilities are less than 10 minutes\* by car: middle school, high school and university, Nice Valley shopping centre, Nikaïa performance hall, Allianz Riviera stadium...

This mixed, ambitious, dynamic eco-district is structured like a new heart of the city around the multimodal station, housing, shops and significant tertiary centres (Nice Méridia, Arénas and Grand Arénas).

Nice Fabron, new luxury apartment La Lanterne

Suspended between sky and sea, the dominant position of the residence invites you to contemplate the green hills plunging into the Baie des Anges. After a busy day in the heart of the metropolis, here is an air of vacation all year round. Cypresses, olive trees and citrus trees in the garden-belvedere shade the pedestrian paths that crisscross the vast park of the residence. The promenade overlooking the terraces opens out to the broad landscape and the sea while southern life flourishes around the swimming pool, the playground and the outdoor rotunda. Surrounded by majestic trees, which bring it protection, freshness and calm, the residence enjoys daily life, putting the city on the back burner.

## INDOOR AND OUTDOOR WELL-BEING IN A PANORAMIC SETTING

In a constant concern for comfort, each detail contributes to an accuracy of expression and subtle elegance. Generous and refined, the apartments are available from 2 to 5 rooms, with a double orientation for the most part, always extended by a deep outdoor space with preserved privacy. The beautiful height under the ceiling and the large bay windows let in the light without excess, thanks to an efficient blackout system. It magnifies spaces and volumes, giving character to all rooms and freeing up all decorative desires. The residence accommodates comfortable family apartments with 4 and 5 rooms. The exceptional accommodations are topped on the top floor with substantial panoramic terraces offering breathtaking sea views.

## A CONTEMPORARY WRITING IN A CONFIDENTIAL BOX

Composed in such a way as to integrate harmoniously into their environment, the two buildings are delicately placed in the heart of a garden planted with artistically landscaped terraces. This haven of peace promises residents a daily life in absolute calm...

A symphony of glass and white, haloed by the softness of wood tones and topped with elegant green roof terraces, the residence features a refined, fair and balanced architecture. The roller shutters are thus reminiscent of the double skin formed by the privacy screens enveloping the entire residence. Generously glazed, the facades dialogue with the garden and the wide-angle views, inviting exterior harmony into the apartments.

## PREMIUM COMFORT AND ENVIRONMENTALLY FRIENDLY

Designed in compliance with the latest RE 2020 thermal regulations, the residence is enriched with the Ecovallée Quality standard, thus reducing its environmental footprint.

## CAREFUL INTERIORS

Isophonic screed

Large format tiles 60x60 cm

Reversible ducted air conditioning

Tiled floor and earthenware at door frame height in bathrooms and shower rooms, on all walls

Vanity unit surmounted by a mirror and an LED wall light in the bathrooms and shower rooms

Towel dryer and shower screen

Fitted cupboards

Sliding exterior carpentry in lacquered aluminium Motorized roller shutters

Glazed railings

Home automation pre-equipment

## COMMON AREAS

Halls and floor landings decorated by an interior designer

Secure underground car parks

Cellar for all apartments

Private swimming pool

## ENHANCED SECURITY

Landing doors fitted with an A2P\*\* lock

Videophone and access control by Vigik

## Summary

|                |                        |
|----------------|------------------------|
| Property type: | New Build and Off-Plan |
| Bedrooms:      | 3                      |
| Bathrooms      | 2                      |
| Price          | €750,000               |

## Key Information

|                |        |
|----------------|--------|
| Internal Area: | 84 sqm |
|----------------|--------|

**Location: Provence-Alpes-Cote d'Azur**



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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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