



JOHN TAYLOR

LUXURY REAL ESTATE SINCE 1864

John Taylor

20, boulevard des Moulins
98000 Monaco

Jean-Yves LE GRAVEREND
Phone : +377 6 07 93 46 21/+377 93 50 30 70
jylg@john-taylor.com

www.john-taylor.fr/agence-immobiliere-de-prestige/monaco



SUPERB T4 FACING SOUTH, EXCEPTIONAL SEA VIEW

For sale

1 580 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms	<i>District</i> Cap-d'Ail	<i>City</i> Cap-d'Ail
<i>Country</i> France	<i>Living area</i> 112,47 m²	<i>Terrace area</i> 34,50 m²	<i>Total area</i> 147,18 m²
<i>Bedrooms</i> 3	<i>Bathrooms</i> 2	<i>Cellar</i> 1	<i>Box</i> 2
<i>Floor</i> 3	<i>Annual costs</i> 9 000 €	<i>Condition</i> Very good condition	<i>View</i> Vue mer
<i>Ref.</i> V1186MC			

Magnificent top floor 4-room apartment of 112.5 sqm of living space + 34.5 sqm of terraces, just a few minutes' walk from the Cap d'Ail town center and Mala beach.

Very bright and quiet, this apartment boasts an exceptional 180° sea view, south-facing exposure and is close to all amenities.

High quality finishings, with plenty of storage space and made-to-measure woodwork, the apartment has the following layout:

- A 37.7 sqm living room with open-plan kitchen, a technical terrace with storage space, and a large, wide sea-



[MonteCarlo-RealEstate.com](https://www.MonteCarlo-RealEstate.com)

Page
1/6

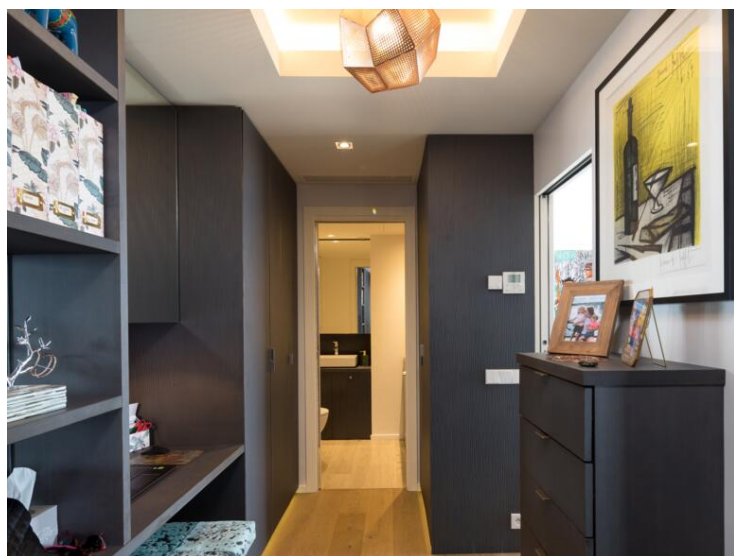
Ref. : V1186MC

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

facing
terrace of over 30 sqm.
- A master area with a large dressing room and study, a bedroom and a bathroom / shower both with sea view, a separate toilet with laundry.
- A second night area comprising of 2 large bedrooms with big cupboards, a bathroom and a guest toilet.
One closed garage is included in the price, a second one is available in option
A fully tiled and fitted above-ground cellar and 2 very large garages with electric doors complete this property.









Diagnostic de Performances Énergétiques

