



# LIMANDAT

REAL ESTATE

## LIMANDAT Immobilier

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## Eze - New villa 228m<sup>2</sup>, swimming pool, sea view

For sale

2 290 000 €

Product type <b>House</b>	Num rooms <b>+5 rooms</b>	City <b>Èze</b>	Country <b>France</b>
Living area <b>228 m<sup>2</sup></b>	Land area <b>529 m<sup>2</sup></b>	Bedrooms <b>4</b>	Bathrooms <b>4</b>
Box <b>1</b>	View <b>Unobstructed view</b>	Ref. <b>84010438</b>	

Discover the prestige of Villa 'GAÏA', an exceptional residence offering 228 m<sup>2</sup> of pure refinement on a lush 529 m<sup>2</sup> plot. This property is part of an exclusive ensemble of 3 contemporary villas, each celebrating elegance through high-quality materials and flawless execution. Nestled in a peaceful haven with breathtaking panoramic sea views, the villa is ideally located just 15 minutes from Monaco, promising an extraordinary lifestyle. On the ground floor, the living space opens to a bright and welcoming atmosphere, featuring a spacious living room, an elegant dining area, and a modern kitchen extending outdoors. The terrace, lush garden, and sparkling pool invite moments of relaxation and outdoor entertainment. This level also benefits from a convenient shower room, separate toilet, and ample storage for optimal organization. The first floor unveils a sumptuous master suite with a private bathroom, toilet, custom dressing room, and private terrace, offering a sanctuary of tranquility with a sea view. Two additional bedrooms, each with their own dressing room, share a modern shower room and toilet, ensuring comfort and privacy for all residents. The cleverly integrated storage solutions perfectly complete this floor. The basement level transforms the space with direct garage access via an elevator, an additional shower room, a practical pantry, closets, and a customizable area ready to become your new office or playroom. It's the ideal space to personalize your home to your desires. The villa's equipment leaves nothing to chance: an elevator connecting the 4 levels, an inviting pool, a landscaped garden of 376 m<sup>2</sup>, two terraces to enjoy the panorama, and a spacious 67 m<sup>2</sup> underground garage for your cars and motorcycles. A double box is also offered, adding a final touch to this



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exclusive offer. Living in Villa 'GAÏA' means granting yourself the privilege of being in close proximity to Monaco, Saint-Jean-Cap-Ferrat, and Nice, with privileged access to the treasures of the French Riviera. An invitation to a luxurious and serene lifestyle.

Scheduled delivery 4th quarter 2027. Reduced notary fees. Fees payable by the vendor. Information on the risks to which this property is exposed is available on the Géorisques website [georisques.gouv.fr](http://georisques.gouv.fr)





