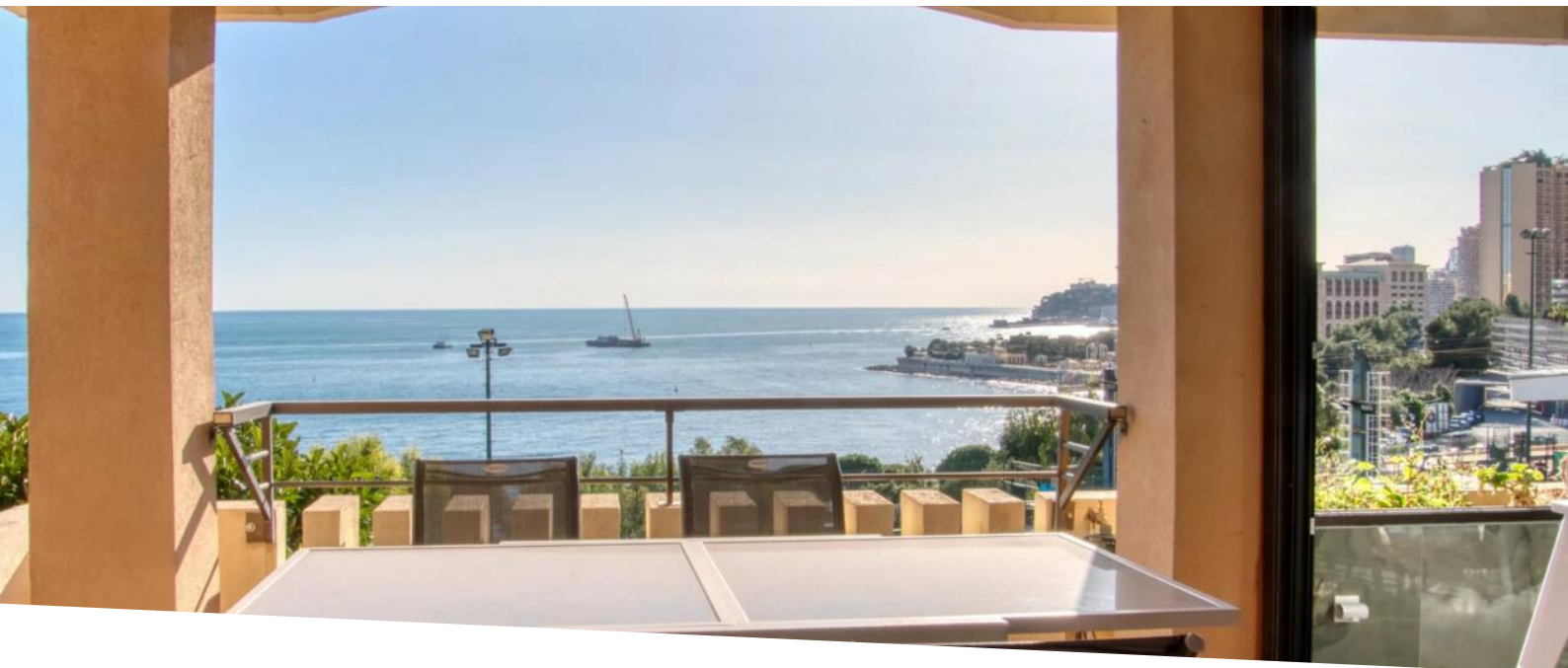




## Roquebrune-Cap-Martin – 3/4-Room Apartment 96m<sup>2</sup> with Sea View

For sale

1 900 000 €

|                                        |                             |                                      |                          |
|----------------------------------------|-----------------------------|--------------------------------------|--------------------------|
| Product type<br><b>Apartment</b>       | Num rooms<br><b>4 rooms</b> | City<br><b>Roquebrune-Cap-Martin</b> | Country<br><b>France</b> |
| Living area<br><b>96 m<sup>2</sup></b> | Bedrooms<br><b>2</b>        | Bathrooms<br><b>2</b>                | Box<br><b>1</b>          |
| Ref.<br><b>85392123</b>                |                             |                                      |                          |

Between the iconic Villa La Vigie, once owned by Karl Lagerfeld, and the renowned Monte-Carlo Country Club, discover a rare and exclusive address in the heart of one of the most sought-after areas on the French Riviera.

On a high floor of a prestigious residence with 24/7 concierge service, this beautifully renovated 96 sqm apartment offers a lifestyle combining comfort, elegance, and exceptional panoramic sea views.

The spacious living room, bathed in natural light, opens onto a large south-facing terrace—perfect for fully enjoying the spectacular sea view. Every detail has been carefully considered: premium materials, high-end finishes, and a fluid layout of the living spaces.

Currently configured as a 3-room apartment, it features two bedrooms and two bathrooms. Its layout allows for the easy addition of a third bedroom, depending on your needs. A utility room further enhances storage capacity and day-to-day comfort.



The residence is peaceful and surrounded by greenery, featuring a recently renovated swimming pool and enjoying an exceptional location just steps from the private beaches of Monte-Carlo Beach and the region's finest sports facilities.

A closed garage completes this outstanding property—perfect for lovers of rare homes in immediate proximity to Monaco.

Subject to condominium status. Monthly condominium fees: euros900

ENERGY RATING: B (98) CLIMATE RATING: A (42) Energy performance diagnosis dated: 19/12/2024 Estimated average annual energy costs for standard use, based on energy prices for 2021/2022/2023: between euros800 and euros1,082 (subscriptions included)

Agency fees paid by the seller





### Diagnostic de Performances Énergétiques

