



Roquebrune Cap Martin - Superb duplex apartment in a new residence

For sale

3 200 000 €

<i>Product type</i> Duplex	<i>Num rooms</i> 6
<i>District</i> Cap Martin	<i>City</i> Roquebrune-Cap-Martin
<i>Country</i> France	<i>Living area</i> 250 m²
<i>Terrace area</i> 18 m²	<i>Garden area</i> 110,90 m²
<i>Total area</i> 378,90 m²	<i>Bedrooms</i> 5
<i>Bathrooms</i> 5	<i>Parkings</i> 2
<i>Cellar</i> 1	<i>Condition</i> New
<i>View</i> mountains	<i>Exposure</i> SOUTH
<i>Ref.</i> SP-RB-85610274	

Located in Roquebrune-Cap-Martin, on the plateau, in a new and peaceful residence in the immediate vicinity of all amenities, this sumptuous six-room duplex seduces with its luxurious services and its exceptional living environment.

With a generous surface area of 250.03 m², it is harmoniously organized on two levels.



On the garden level, an elegant entrance leads to a large living-dining room flooded with light, extended by a modern and fully equipped kitchen, designed to fit perfectly into this refined living space. This level also includes three spacious bedrooms, each with its own bathroom with toilet, as well as three dressing rooms, a technical room and a corridor optimising circulation. A second independent entrance completes the comfort of this property. Outside, a magnificent garden of 110.90 m² offers a real haven of peace, ideal for taking full advantage of the Mediterranean climate.

Upstairs, a hallway leads to two additional bedrooms, a bathroom with toilet, a dressing room and a shower room with toilet. The whole is connected by an internal private staircase, guaranteeing a fluid and harmonious circulation between the two levels.

A cellar and two parking spaces complete this exceptional property, where elegance, comfort and modernity are combined in a privileged environment.











