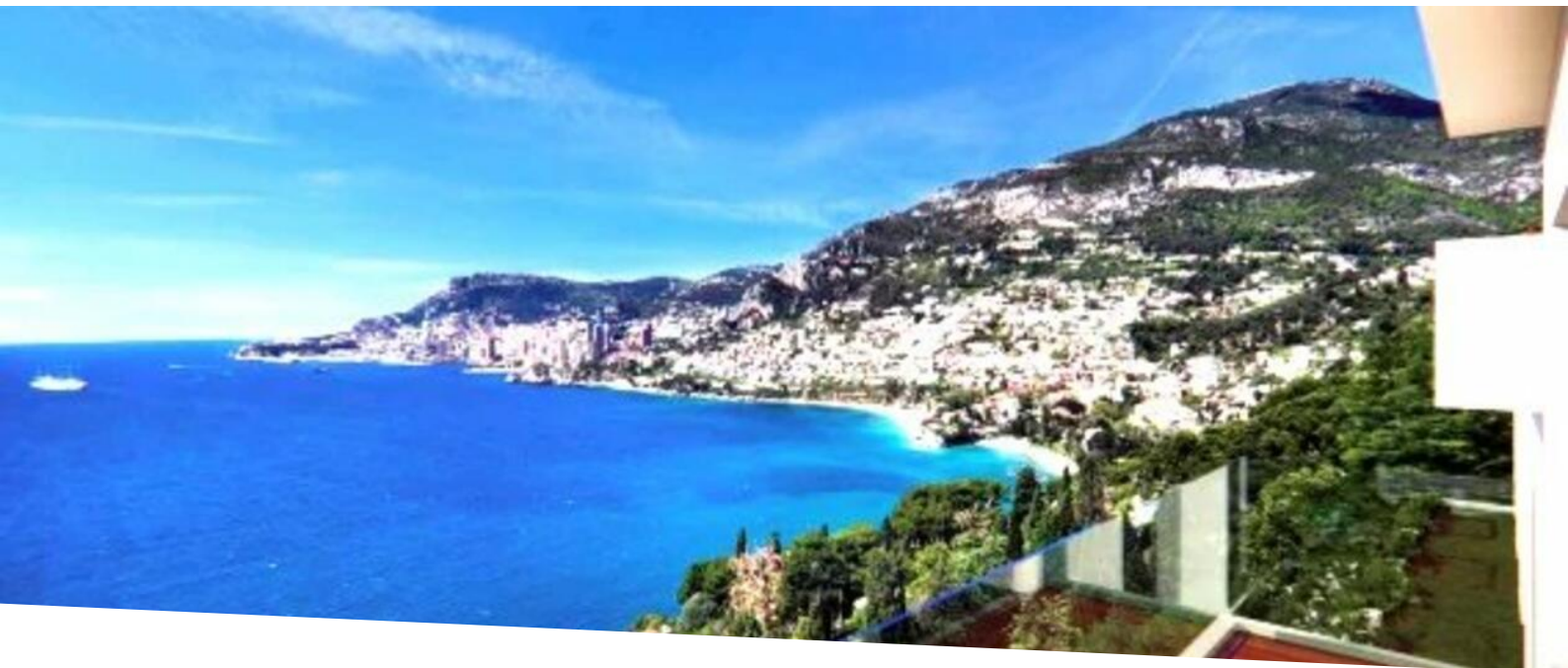




Roquebrune Cap Martin - Torraca - Contemporary villa project

For sale 5 500 000 €

<i>Product type</i> House	<i>Num rooms</i> 6
<i>District</i> Cabbe-Saint Roman	<i>City</i> Roquebrune-Cap-Martin
<i>Country</i> France	<i>Living area</i> 457 m²
<i>Terrace area</i> 444 m²	<i>Land area</i> 2 100 m²
<i>Total area</i> 2 100 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 3	<i>Parkings</i> 3
<i>Cellar</i> 1	<i>Box</i> 1
<i>Condition</i> New	<i>View</i> Unobstructed view
<i>Exposure</i> SOUTH	<i>Ref.</i> SP-RB-85428827

Project of a luxurious contemporary villa offering an exceptional panoramic view of the Mediterranean Sea and the Principality of Monaco.

This exceptional property, located on a 2,100 m² plot of land facing south, has an infinity pool and a beautifully wooded garden.



The project is proposed at a price of 5,500,000 euros. Possibility of acquisition delivered fully finished for 8,500,000 euros.

Built on 5 levels, the access to the villa is marked by two stair railings leading from the parking area on the roof terrace to a sumptuous, covered double entrance, adorned with high glass doors and a corridor dressed in refined woodwork.

It was distributed as follows:

Ground floor (173.40 m²): includes a roof terrace with parking spaces and an elevator to all floors.

Level R-1 (37.40 m² indoor and 126.80 m² exterior) comprises: a large mezzanine with sea views serving as both a reception area and an elegant dining area for special occasions. A practical serving hatch connects this space directly to the kitchen located on the R-2 level. This level also includes a dining room, a reception area, a parking area and an outdoor ramp.

Level R-2 (118.53 m² indoor and 140 m² outdoor) comprises: a large living room with open kitchen, dining room and guest toilet. The furnished terraces open onto an infinity pool with breathtaking views.

Level R-3 (160.55 m² indoor and 103.87 m² outdoor) is dedicated to private spaces, with: a luxurious master bedroom with sea view, with minimalist design, with dressing room, en-suite shower room, sauna, wellness area and SPA, as well as a balcony, an office space with sea view, two bedrooms with en-suite shower rooms and access to an outdoor green area offering a splendid view.

Level R-4 (140.20 m²) entirely dedicated to fitness, including three gym areas equipped with high-end equipment, two water areas, storage, a laundry room and a relaxation area.

High quality services :d advanced home automation, alarm system, electric gate, armored door, reversible air conditioning.

Sheltered parking spaces for several vehicles offer direct access to the villa, either by a private elevator serving all levels or by a staircase.

