



## Rare property: Exceptional apartment in a prestigious villa in Roquebrune-Cap-Martin

For sale

Co-exclusive

3 800 000 €

Product type  
**Apartment**

Num rooms  
**4 rooms**

District  
**Cap Martin**

City  
**Roquebrune-Cap-Martin**

Country  
**France**

Living area  
**124,10 m<sup>2</sup>**

Terrace area  
**30,24 m<sup>2</sup>**

Total area  
**154,34 m<sup>2</sup>**

Bedrooms  
**4**

Bathrooms  
**2**

Parking  
**1**

Cellar  
**1**

Floor  
**2**

Condition  
**Very good condition**

View  
**Breathtaking views of the sea and Monaco**

Ref.  
**MIMVILLACYNTHIA**

Magnificent apartment in a sumptuous villa located in the heart of a private domain by the sea



The villa was built by the architect Hans-Georg Tersling on behalf of Walter George King, following the latter's acquisition of the land in 1891.

The origin of the construction dates back to around 1892.

This unique property extends over three levels and offers an exceptional living environment in the heart of a private and secure domain, with breathtaking views of the Mediterranean Sea and the Principality of Monaco.

The main façade faces south-west and the winter garden is exposed Northwest.

On the **first floor**, a large bright living room opens onto a large panoramic terrace, offering spectacular views of Monaco and the sea. A closed kitchen, a bedroom and a bathroom complete this elegant living space.

The **second floor** has an additional bedroom, a sleeping area and a bathroom.

Finally, on the **top floor**, nestled in a tower, an exceptional tower room enjoys a 360° view of the estate, the sea and Monaco, a real privileged observation post.

The apartment also benefits from access to the villa's landscaped park, its swimming pool and private access to the seaside.

The estate is secure and has the presence of a caretaker.

An outdoor parking space completes this property.

Total surface area of Carrez law: 124,100m<sup>2</sup>

Surface area excluding square 21,460m<sup>2</sup>

Terrace: surface area excluding carrez: 30,240m<sup>2</sup>











