

For sale

Sole agent

5 700 000 €

| | | | |
|---|---|---------------------------------|---------------------------------|
| <i>Product type</i> Apartment | <i>Num rooms</i> 4 rooms | <i>City</i> Cap-d'Ail | <i>Country</i> France |
| <i>Terrace area</i> 183 m² | <i>Total area</i> 155 m² | <i>Bedrooms</i> 3 | <i>Bathrooms</i> 4 |
| <i>Parkings</i> 2 | <i>Cellar</i> 1 | <i>Condition</i> New | <i>View</i> Mer |
| <i>Exposure</i> South | <i>Ref.</i> 519V900877A | | |

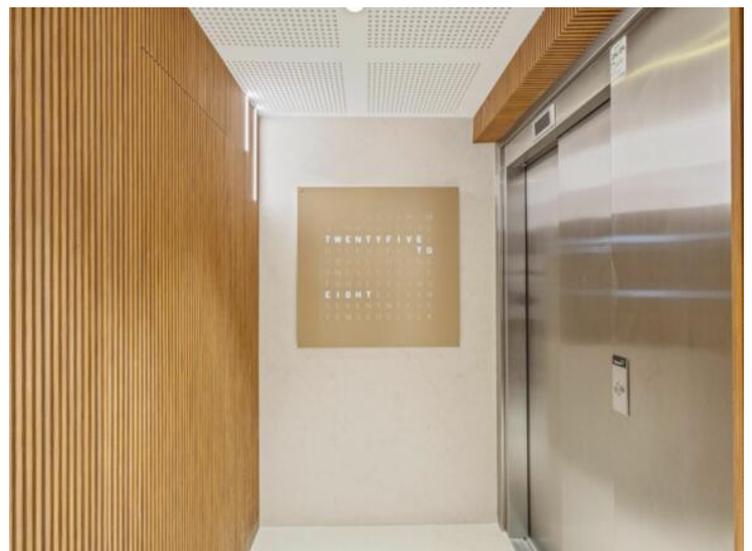
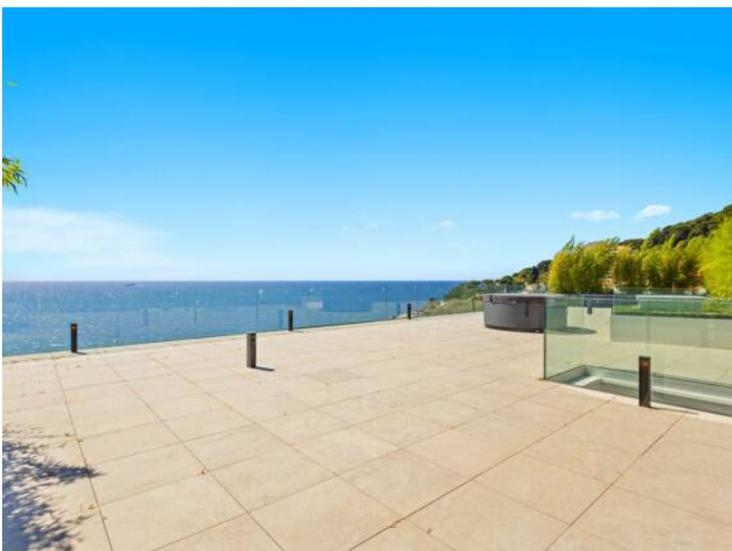
EXCLUSIVE: Exceptional Location! Discover this elegant 4-room apartment on the top floor, located in a new luxury building overlooking Marquet Beach in Cap d'Ail and just a few minutes' walk from the Fontvieille district in Monaco.

Ideally south-facing, this newly built property offers a generous living area of 155 m², complemented by outdoor spaces totaling 183 m², with an outstanding panoramic sea view.

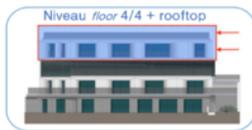
A large and bright living room opens onto the dining area as well as a fully equipped high-end kitchen. The apartment features 3 spacious bedrooms, each with its own shower room for your comfort. A large private rooftop terrace with a jacuzzi and breathtaking panoramic sea views. Laundry room, 1 parking space, and a cellar. Additional parking spaces available. Reduced notary fees.

Exclusive and highly sought-after area known for its idyllic setting and immediate walking proximity to Monaco. Everything nearby: shops, transportation, schools, restaurants, sports complexes, beaches, as well as the idyllic coastal path of Cap d'Ail, perfect for exceptional seaside strolls.





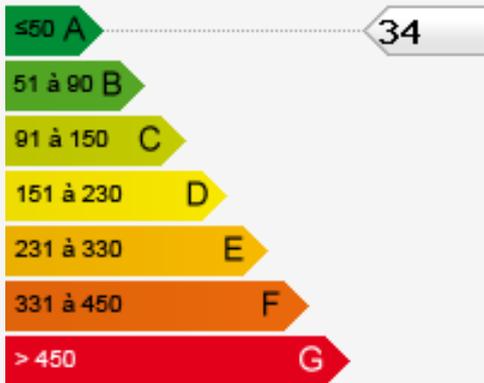
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|---|-----------------------|
| appartement R+2 / 2nd floor "penthouse" | |
| étage / floor living space | 64,18 m ² |
| surface balcon | 15,70 m ² |
| surface lavanderie | 2,68 m ² |
| total espace jour / living area | 82,56 m ² |
| surface cuisine | 6,42 m ² |
| ec. invités guest room | 1,39 m ² |
| chambre 1 master bedroom | 18,20 m ² |
| vestibulaire wardrobe | 8,15 m ² |
| salle de bain bathroom | 5,91 m ² |
| wc | 1,63 m ² |
| chambre 2 bedroom 2 | 11,70 m ² |
| salle d'eau wc bathroom wc | 4,27 m ² |
| chambre 3 bedroom 3 | 10,45 m ² |
| salle d'eau wc bathroom wc | 4,51 m ² |
| total espace nuit / night area | 72,61 m ² |
| total habitable / livable area | 155,17 m ² |
| terrace-toiture / terrace-rooftop | 183,96 m ² |



Toit-terrace privatif appartement R+2 = 183,96 m²
private rooftop apartment R+2



Consommations énergétiques



Émissions de gaz à effet de serre

