

For sale

Sole agent

4 970 000 €

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

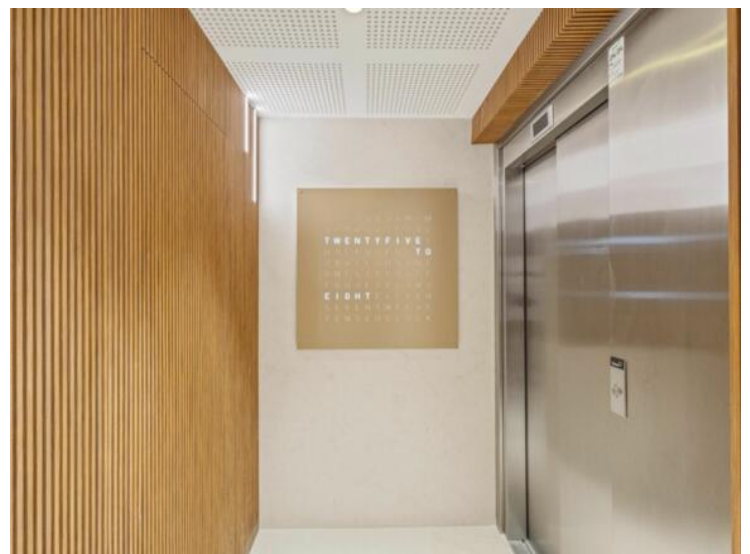
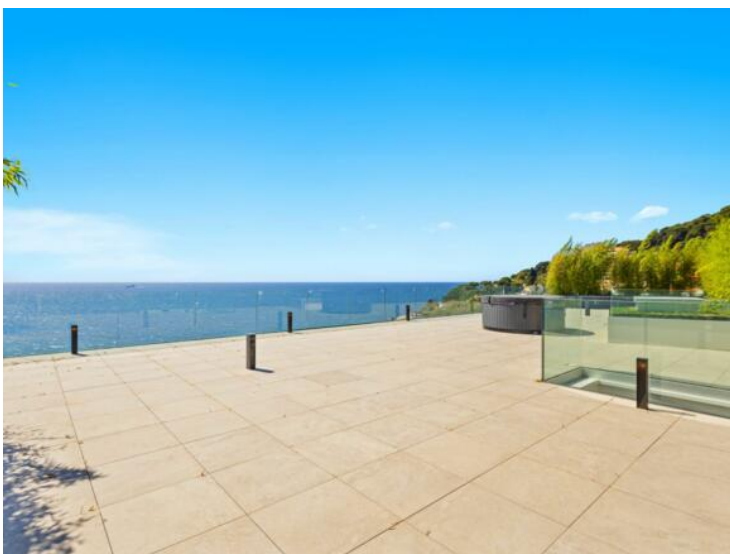
Exceptional location! Discover this elegant 4-room apartment on the top floor, nestled in a brand-new luxury building overlooking Marquet Beach in Cap d'Ail and just a few minutes' walk from the Fontvieille district in Monaco.

Ideally oriented due south, this newly built property offers a generous living area of 155 m<sup>2</sup>, complemented by outdoor spaces totaling 183 m<sup>2</sup> with an extraordinary panoramic sea view.

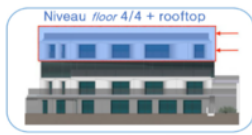
A spacious and bright living room opens onto the dining area as well as a fully equipped, high-end kitchen. The apartment features 3 large bedrooms, each with its own bathroom to ensure your comfort. Large private rooftop terrace with jacuzzi and breathtaking panoramic sea views. A laundry room, 1 parking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

An exclusive and highly sought-after area known for its idyllic setting and immediate walking distance to Monaco. Everything is close by: shops, transport, schools, restaurants, sports facilities, beaches, and the idyllic coastal path of Cap d'Ail for exceptional seaside walks.





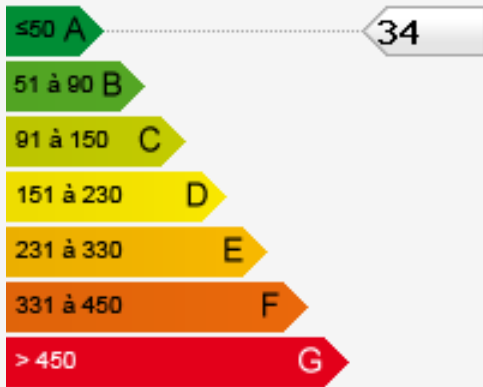
appartement R+2 / 2nd floor "penthouse"	
étage/repas living space	64,18 m <sup>2</sup>
system kitchen	15,70 m <sup>2</sup>
wand/terrace laundry	2,68 m <sup>2</sup>
hall espace jour / living area	82,56 m <sup>2</sup>
super elevator	6,42 m <sup>2</sup>
ec invités guest solar	1,39 m <sup>2</sup>
chambre 1 master bedroom	18,20 m <sup>2</sup>
vestiaire wardrobe	8,15 m <sup>2</sup>
salle de bain bathroom	5,91 m <sup>2</sup>
wc	1,63 m <sup>2</sup>
chambre 2 bedroom 2	11,70 m <sup>2</sup>
salle d'eau wc bathroom wc	4,27 m <sup>2</sup>
chambre 3 bedroom 2	10,45 m <sup>2</sup>
salle d'eau wc bathroom wc	4,51 m <sup>2</sup>
hall espace nuit / night area	72,61 m <sup>2</sup>
total habitable / livable area	155,17 m <sup>2</sup>
terrace-toiture / terrace-rooftop	183,96 m <sup>2</sup>



Toit-terrace privatif appartement R+2 = 183,96 m<sup>2</sup>



Consommations énergétiques



Émissions de gaz à effet de serre

