

Saint-Jean-Cap-Ferrat - Duplex - Villa Alexandra

For sale

1 980 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms
<i>City</i> Saint-Jean-Cap-Ferrat	<i>Country</i> France
<i>Living area</i> 101,38 m²	<i>Terrace area</i> 93 m²
<i>Total area</i> 194,38 m²	<i>Bedrooms</i> 3
<i>Parking</i> 1	<i>Cellar</i> 1
<i>Ref.</i> VFO-PTR-003	

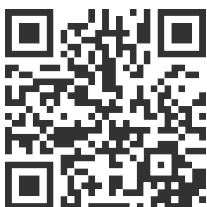
Elegant Duplex with Expansive Terraces and Exclusive Cap-Ferrat Charm

Saint-Jean-Cap-Ferrat - exceptional duplex in the prestigious **Villa Alexandra**, ideally located in Saint-Jean-Cap-Ferrat. Perfectly designed for both comfort and style, this residence offers a harmonious blend of privacy, natural light, and outdoor living in one of the French Riviera's most coveted locations.

A Unique Layout Designed for Modern Living

Spread over the **2nd and 3rd floors**, the duplex is intelligently organized to provide **privacy for bedrooms** while maximizing space and views in the living areas:

2nd Floor - Private Suite Wing:



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- Three generously sized bedrooms, each with **en-suite bathrooms**
- Ample storage with built-in closets
- Two guest WCs
- Bright and airy circulation areas

3rd Floor - Open Living and Entertaining Space:

- Spacious **living room and open kitchen**, designed for modern lifestyle and gatherings
- Direct access to **two terraces**, including a **stunning 77 m² terrace** ideal for al fresco dining, entertaining, or sunbathing
- Balcony and functional laundry area

Exceptional Features

- **Total Carrez surface:** 101.38 m² (118.38 m² including mezzanine and low-height areas)
- Expansive terraces offering **panoramic views** and abundant natural light
- High ceilings and a layout that encourages seamless indoor/outdoor living
- Prestigious and quiet setting on Saint-Jean-Cap-Ferrat, close to beaches, fine dining, and cultural landmarks
- cave
- one parking for sale



