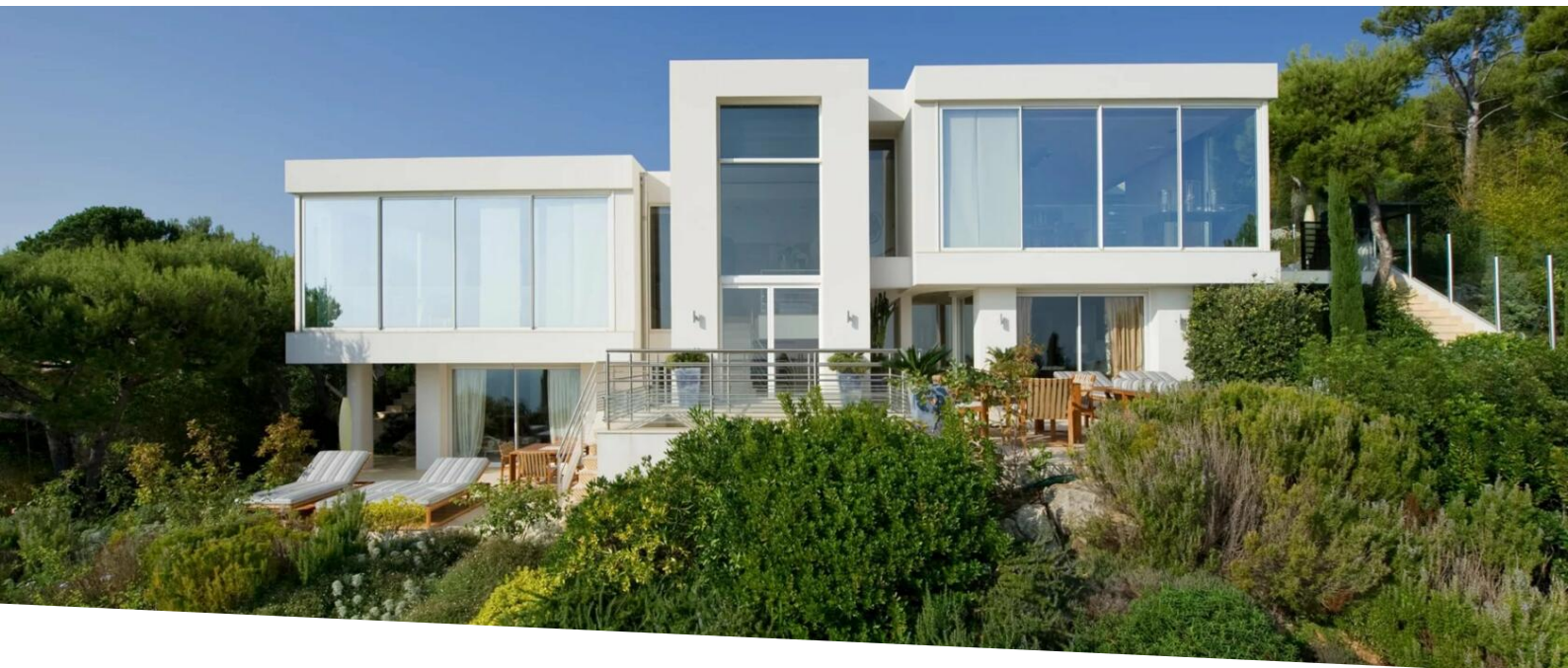




One of the finest estates on the French Riviera

For sale

45 000 000 €

Product type House	Num rooms +5 rooms	City Saint-Jean-Cap-Ferrat	Country France
Living area 630 m²	Land area 4 800 m²	Bedrooms 8	Bathrooms 7
Parking 1	Box 1	Furnished Yes	Ref. 3508636A

Located in one of the most beautiful settings of Cap Ferrat, with a unique dominant position with a truly panoramic view of Cap Ferrat and the sea. This property combines ultra-contemporary, modern living, with the coziness and comforts of a more traditional home.

At each turn, a new and more breathtaking bay view emerges, a backdrop for this stunning and unique villa. Each of the seven individually-designed guest bedrooms offers a separate enclave, complete with bathroom and private terrace. With its indoor pool and lavishly equipped exercise room, this exclusive retreat offers privilege, personality and world-class performance.

The property has 7 bedrooms, 7 bathrooms with ensuite bath/shower rooms:

- 1 Master bedroom with walk-in dressing room, two bathrooms, terrace with panoramic sea views.
- 1 VIP guest bedroom with ensuite bathroom, dressing room, terrace with sea views.
- 5 further bedrooms/bathrooms all individually designed, sun terrace and sea views.

The property also has:

- Independent studio with access from the main house or directly from the outside.
- Interior lift giving access to all floors.



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- Integrated audio/visual system in each bedroom.
- Fully equipped Boffi designed kitchen.
- Elevated dining area with uninterrupted sea views.
- Expansive salon with 180 degree sea views.
- Additional fully equipped professional kitchen with service lift to Boffi kitchen.
- Spa with Hammam, sauna, shower, indoor exercise pool and massage room.
- Gym equipped with latest Kinesis and Technogym equipment.
- Wine cellar featuring some of the finest wines.
- Reverse cycle air-conditioning/heating throughout.
- Funicular access to all levels of property.
- Swimming pool terrace with panoramic sea views and mobile pool base.
- Exterior lift giving access to villa entrance, swimming pool terrace and parking area.
- Secured garage for two cars.
- Fully integrated security system.
- Back-up generator.



