



## Contemporary Villa Sea View for Sale Roquebrune Monaco

For sale 8 500 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>+5 rooms</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>401 m<sup>2</sup></b>	<i>Terrace area</i> <b>336 m<sup>2</sup></b>	<i>Land area</i> <b>330 m<sup>2</sup></b>	<i>Garden area</i> <b>330 m<sup>2</sup></b>
<i>Total area</i> <b>736 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>5</b>	<i>Parkings</i> <b>6</b>
<i>Condition</i> <b>New</b>	<i>Furnished</i> <b>Yes</b>	<i>View</i> <b>Unobstructed view</b>	<i>Ref.</i> <b>86973968</b>

Set on the heights of Roquebrune-Cap-Martin, within one of the most sought-after residential addresses on the French Riviera, this contemporary villa of 2021 commands attention with quiet authority. Its panoramic view over Cap Martin and the Golf Bleu bay is among the most arresting on the Côte d'Azur — a seascape of rare constancy, remarkable at every hour of the day.

Still protected by its structural warranty, the property unfolds across three levels of architectural coherence.

The first is devoted to reception: a generous, light-filled drawing room, dining room, fully equipped kitchen, study and guest WC, each space flowing naturally onto the terrace.



The second level is given over to rest: two master suites with en-suite bathrooms, an additional bedroom with private bathroom, a games room and its own terrace.

The third, oriented entirely towards leisure and the outdoors, comprises two further bedrooms with bathrooms, a games room, a wine cellar, a loggia, a summer kitchen, a large shaded terrace, a private swimming pool and a garden.

Five minutes from the Principality of Monaco, this turnkey villa represents a rare acquisition — for those who will accept nothing less than the finest contemporary property on the French Riviera.





