



## CAP D'AIL - PARKING COMPLEX - NEW RESIDENCE

For sale

1 390 000 €

Product type  
**Parking**

City  
**Cap-d'Ail**

Country  
**France**

Parkings  
**16**

Condition  
**New**

Release date  
**Available**

Ref.  
**VF1625**

In the immediate vicinity of Monaco, this set of garages, parking lots and cellars located in a new residence delivered in 2026 in Cap d'Ail is a rare heritage opportunity. In the city centre, close to shops and transport, it benefits from a strong rental and development potential.

Located in the heart of Cap-d'Ail, just minutes from Monaco, this new residence—scheduled for completion in 2026—represents a rare opportunity for a long-term investment in a highly sought-after area of the French Riviera.

The complex includes 16 underground parking spaces spread across several levels, with 10 enclosed garages on the third basement level, 2 individual garages and 1 double garage on the second basement level, as well as 2 garages on the first basement level.

Two storage units located on the ground floor complete these properties.

Secure access to the basements is provided by an automatic overhead door controlled by individual transmitters, ensuring ease of use and daily security, with the ramp allowing access for all types of vehicles.

An individual electrical panel is provided at each parking space, offering the option to install an outlet or an electric charging station.



Ideally situated in the city center, the residence benefits from a strategic location in the immediate vicinity of shops, transportation, and amenities. The constant demand for parking at the gates of Monaco gives this property strong appreciation potential as well as excellent rental profitability.

Brokerage fees are the responsibility of the seller unless otherwise stipulated in the listing agreement.

Property subject to condominium regulations.

Property subject to a natural hazards and pollution risk assessment available on the Géorisques website:  
<https://georisques.gouv.fr/>



