



## Roquebrune Cap Martin, new modern villa, 200 m<sup>2</sup> , 4 bedrooms, pool, parking , sea view

Seasonnal rental

Rent on request

Product type <b>Villa</b>	Num rooms <b>5 rooms</b>	City <b>Roquebrune-Cap-Martin</b>	Country <b>France</b>
Living area <b>200 m<sup>2</sup></b>	Bedrooms <b>4</b>	Bathrooms <b>3</b>	Parking <b>1</b>
View <b>Vue mer</b>	Release date <b>Available</b>	Ref. <b>87050798</b>	

BRAND NEW CONTEMPORARY VILLA — ROQUEBRUNE-CAP-MARTIN, FRENCH RIVIERA

200 m<sup>2</sup> | 4 bedrooms | 4 bathrooms | Infinity pool | 1,300 m<sup>2</sup> garden |

This is what the French Riviera truly looks like. A brand-new, move-in ready villa perched above the Mediterranean, just 5 minutes from Monaco and steps from the medieval village of Roquebrune-Cap-Martin. Three countries — France, Monaco, Italy — within 20 minutes. A rare opportunity for discerning international buyers seeking privacy, prestige, and an unbeatable location.

Spread over two levels, the villa features a spectacular 60 m<sup>2</sup> open-plan living area with panoramic corner glass walls that flood every room with natural light and uninterrupted sea views. Four en-suite bedrooms, fully equipped designer kitchen, marble bathrooms — one with a freestanding bathtub — laundry room, integrated home automation system. Every detail crafted to the highest standard.

Outside, a 1,300 m<sup>2</sup> flat garden wraps around the infinity pool, manicured lawn, multiple terraces, and a citrus orchard with orange and lemon trees — the true essence of the Côte d'Azur. 4-car parking, reversible air conditioning, alarm system, automatic irrigation.

Perfect as a primary residence, second home, or luxury rental investment with outstanding rental yield in one of the most sought-after addresses on the Riviera.



☐☐ Quiet & secure neighbourhood — A8 motorway access — 5 min Monaco — 20 min Italy — Nice Airport 30 min



