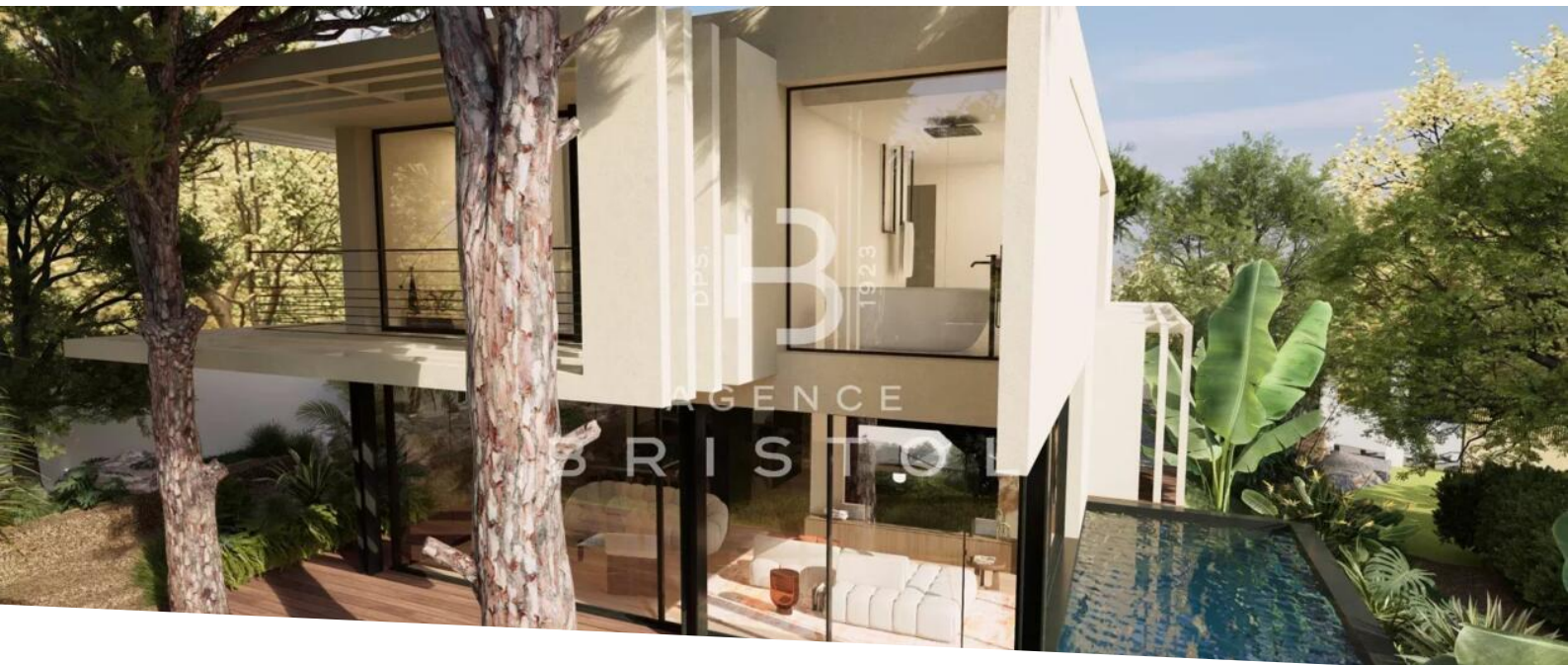




For sale

3 200 000 €

Product type
House

Country
France

Ref.
86852879

City
Roquebrune-Cap-Martin

Condition
Work required

Located within the most prestigious and secured private estate in Cap Martin, this contemporary villa project benefits from a building permit granted and fully cleared of any third-party appeal. Set on a plot of approximately 1,000 sqm, the project allows for the construction of a contemporary property, thoughtfully integrated into its surroundings, offering approximately 330 sqm of internal space. The villa in Roquebrune-Cap-Martin will be arranged over several levels and will feature generous reception areas, multiple suites, as well as a fully fitted lower level including a wellness area with hammam and sauna, gym, cinema room, wine cellar and additional ancillary spaces. A garage of approximately 77 sqm completes the property. The outdoor areas have been carefully designed with a swimming pool, terraces and landscaped gardens, ensuring privacy and a peaceful setting. In immediate proximity to Monaco, this represents a rare opportunity to acquire a project in one of the most desirable locations on the French Riviera. Offering



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Ref. : 86852879

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a diversity of landscapes and spectacular panoramas, Roquebrune-Cap-Martin is coveted by an international clientele. Its proximity to Monaco and the Italian Riviera make it a privileged location. Full file, architectural plans and construction cost estimates available upon request.



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