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Cap d'Ail – Penthouse – Walking Distance to the Beaches and Mona

For sale

4 970 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms	<i>City</i> Cap-d'Ail	<i>Country</i> France
<i>Living area</i> 155 m²	<i>Terrace area</i> 184 m²	<i>Total area</i> 339 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 3	<i>Parkings</i> 2	<i>Cellar</i> 1	<i>Condition</i> New
<i>View</i> Unobstructed view	<i>Exposure</i> South	<i>Ref.</i> MZISJ2225	

Located in a prestigious new residence in Cap d'Ail, just a few steps from the beaches and Monaco, this exceptional 155 m² penthouse features a vast 184 m² rooftop terrace offering spectacular sea views.

It includes a spacious 64 m² living room filled with natural light, a kitchen, three bedrooms with walk-in closets and en-suite bathrooms, a jacuzzi on the rooftop, a cellar, and two parking spaces. Reduced notary fees of 2.5%.

With high-end finishes, this elegant new residence offers spacious interiors and premium materials. Secure residence with gym, spa, and sauna. Ideally located on the border with Monaco, it ensures exclusivity and convenience in one of the most sought-after areas.

Cap d'Ail is renowned for its luxurious villas, lush gardens, and pristine beaches. Residents enjoy local attractions such as the picturesque Marquet beach, the majestic Mala beach, a charming port, gourmet



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restaurants, sports facilities, and a traditional Provençal market — all within walking distance.

Its strategic location near Monaco offers not only a prestigious address, but also a sound investment with high value appreciation potential.



