



Cap d'Ail – Exceptional New Apartment within Walking Distance of

For sale

3 670 000 €

<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> 161 m²	<i>Land area</i> 102 m²	<i>Garden area</i> 102 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 3	<i>Parking</i> 1	<i>Cellar</i> 1	<i>Condition</i> New
<i>Furnished</i> Yes	<i>View</i> Unobstructed view	<i>Exposure</i> South	<i>Ref.</i> MZISJ2227

Located in a prestigious new residence in Cap d'Ail, just a short walk from the beaches and Monaco, this refined 161 m² apartment features a private terrace and garden totaling 102 m². It offers a spacious, light-filled living room of 65 m², a fully equipped kitchen, three bedrooms with walk-in closets and en-suite bathrooms, a ground-level storage room, and a private parking space. Reduced notary fees at 2.5%.

Finished to the highest standards, this elegant new development boasts generous interiors and noble materials. Secure residence with a gym, spa, and sauna. Ideally positioned on the border of Monaco, it ensures exclusivity and convenience in one of the most sought-after neighborhoods.

Cap d'Ail is renowned for its luxurious villas, lush gardens, and pristine beaches. Residents can enjoy local attractions such as the picturesque Marquet Beach, the majestic Mala Beach, a charming port, gourmet restaurants, sports facilities, and a traditional Provençal market — all just a few minutes' walk away.



Its strategic location near Monaco offers not only a prestigious address, but also a secure investment with strong appreciation potential.





