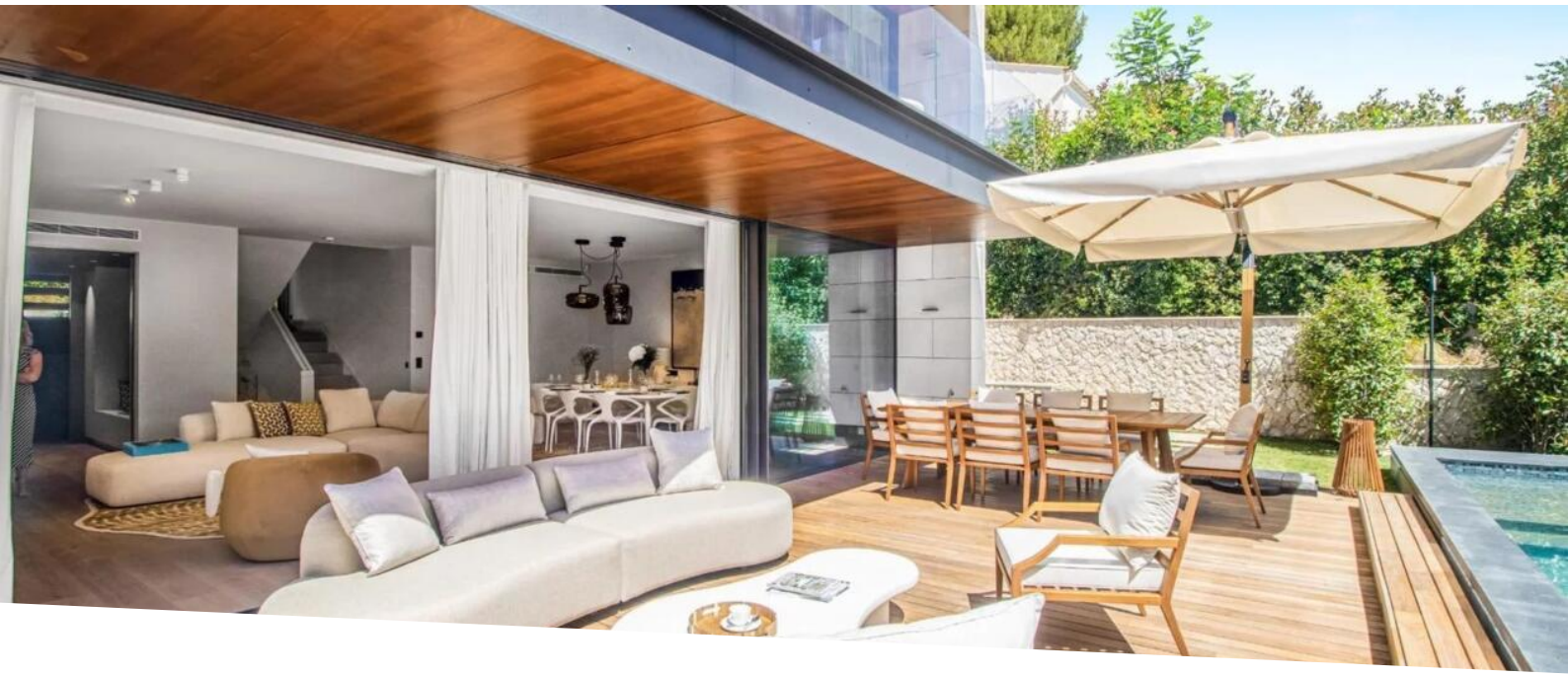
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MICHAËL ZINGRAF
REAL ESTATE SINCE 1977



# Contemporary Villa of Timeless Elegance in the Heart of Saint-Je

## For sale

## 16 000 000 €

| | | | |
|---|---|---|---|
| *Product type*<br>**House** | *Num rooms*<br>**+5 rooms** | *City*<br>**Saint-Jean-Cap-Ferrat** | *Country*<br>**France** |
| *Living area*<br>**273,80 m²** | *Land area*<br>**674 m²** | *Total area*<br>**410,82 m²** | *Bedrooms*<br>**4** |
| *Condition*<br>**New** | *View*<br>**Unobstructed view** | *Exposure*<br>**South** | *Ref.*<br>**MZISJ2408** |

Nestled in the heart of the prestigious Saint-Jean-Cap-Ferrat peninsula, in an exceptionally peaceful setting, this elegant villa enjoys a highly sought-after location where beaches, the marina, fine restaurants and local boutiques are all within easy walking distance, offering an exceptional Mediterranean lifestyle.

Designed as a contemporary family residence, the property impresses with its refined finishes, generous living spaces and seamless connection between indoor and outdoor living. Every level has been thoughtfully designed to provide comfort, privacy and effortless elegance, while abundant natural light enhances every space throughout the day.

The main level features beautiful reception areas comprising a fully equipped contemporary kitchen opening onto a spacious living room and an elegant dining area, creating a warm and inviting atmosphere perfectly suited to both everyday living and entertaining. Ample built-in storage further enhances the functionality of this level.

The lower ground floor is entirely dedicated to wellness and practical amenities, offering a fully equipped



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fitness room with shower facilities, a laundry room, a storage area and a discreetly integrated technical room.

The first floor hosts two beautifully appointed bedroom suites, each featuring bespoke dressing areas and en-suite shower rooms, ensuring complete comfort and privacy for family and guests alike.

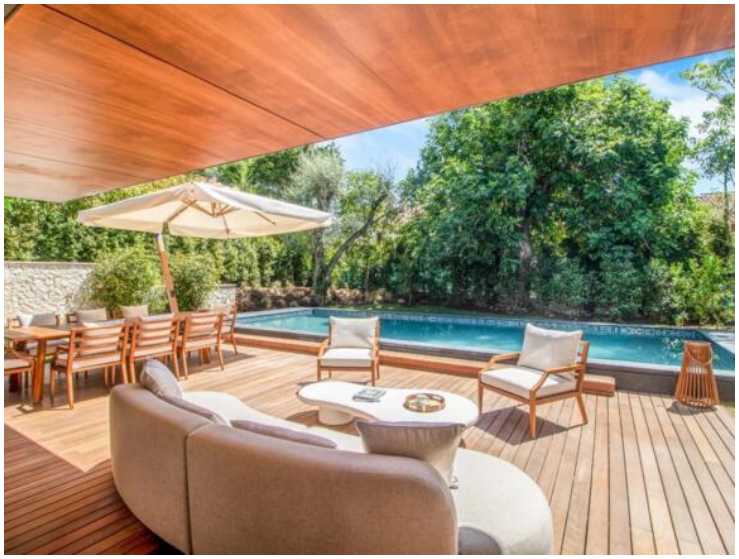
The top floor is reserved for the magnificent principal suite, complete with its luxurious bathroom and connected to a fourth bedroom benefiting from its own dressing room and en-suite shower room, creating an elegant and harmonious private living space.

A true highlight of the property, the spectacular rooftop terrace has been designed as an exceptional entertaining space, featuring a fully equipped summer kitchen and stylish outdoor lounge, the perfect setting for enjoying long Mediterranean evenings with family and friends.

Outside, the beautifully landscaped garden surrounds an elegant heated swimming pool, creating a private sanctuary dedicated to relaxation in an atmosphere of absolute tranquillity.

Three private parking spaces complete this exceptional property.

Combining refined architecture, premium amenities and an outstanding location, this villa perfectly embodies the timeless elegance and exclusive lifestyle for which Saint-Jean-Cap-Ferrat is renowned, offering a rare opportunity to own a truly exceptional residence on one of the French Riviera's most prestigious peninsulas.





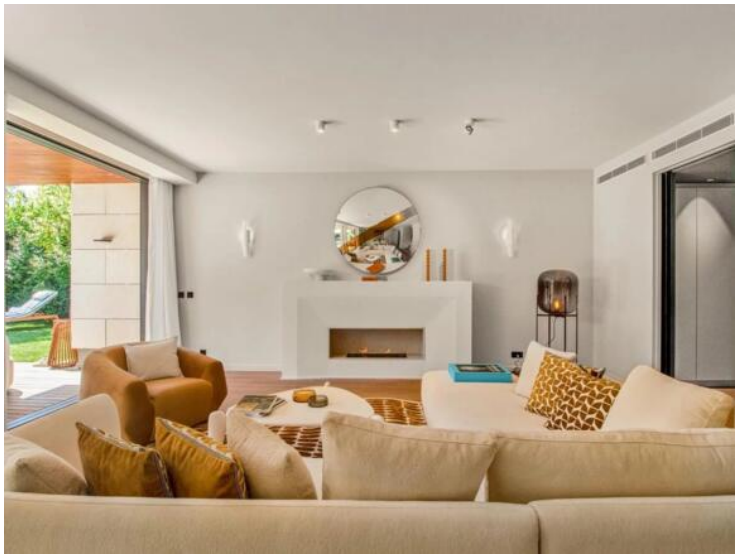


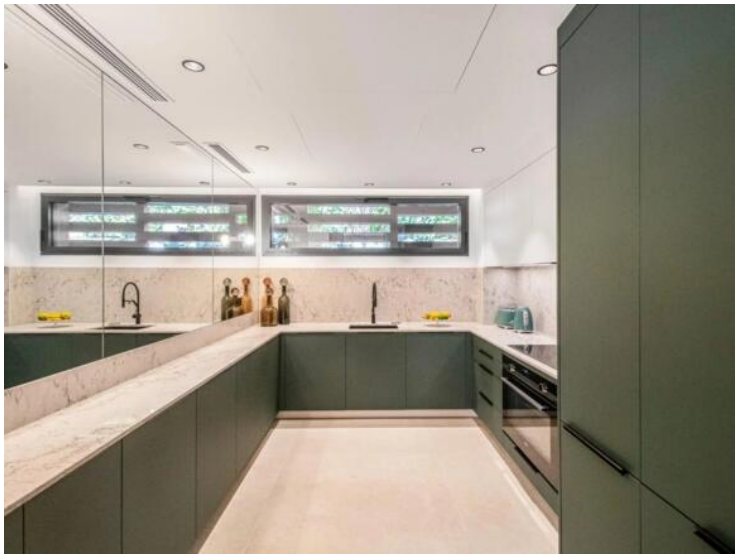
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