



NICE - CAP-DE-NICE - Exceptional Waterfront Property Facing the

For sale

6 480 000 €

<i>Product type</i> House	<i>Num rooms</i> +5 rooms	<i>City</i> Nice	<i>Country</i> France
<i>Living area</i> 247 m²	<i>Land area</i> 585 m²	<i>Bedrooms</i> 4	<i>Bathrooms</i> 4
<i>Parking</i> 1	<i>Condition</i> New	<i>Furnished</i> Yes	<i>View</i> Unobstructed view
<i>Exposure</i> South	<i>Ref.</i> 10535		

Offering breathtaking ocean views, this exceptional modernist-style, cubic villa, perched on tall concrete stilts, is built on the tip of Cap de Nice, right on the waterfront.

Completely renovated with luxury finishes and custom-designed features, the villa features floor-to-ceiling windows that allow you to fully enjoy the exceptional panoramic sea view while letting in plenty of natural light.

The interior comprises, on the first level, a spacious living area with a reception room, dining room, and high-end fully equipped kitchen, as well as a first bedroom with an en suite shower room.

On the ground floor, there is a beautiful master bedroom with a walk-in closet and an en-suite bathroom with a shower. There are two additional bedrooms, each with an en-suite shower room. On this floor, all the bedrooms seem to float above the sea: they offer an exceptional vantage point and a spectacular ocean view.



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The soft, refined colors and carefully selected materials (oak hardwood floors, custom wood finishes, etc.) create a sense of calm and serenity, enhanced by the nearby sea. This floor also features a gym with a sauna.

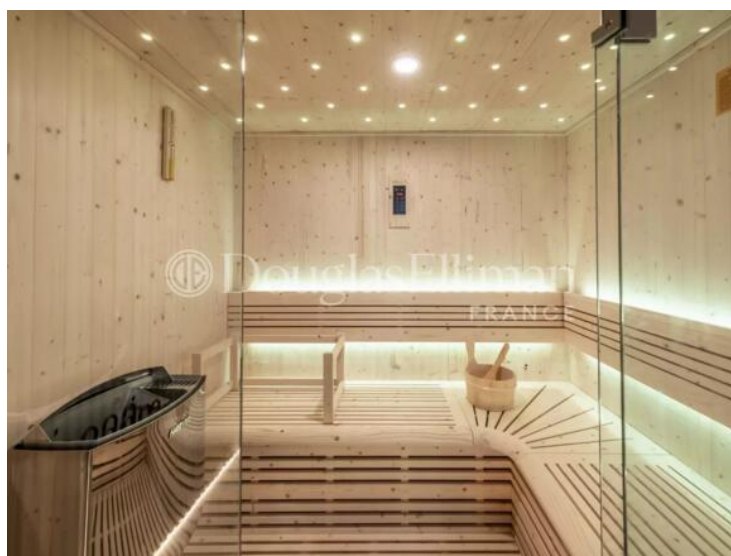
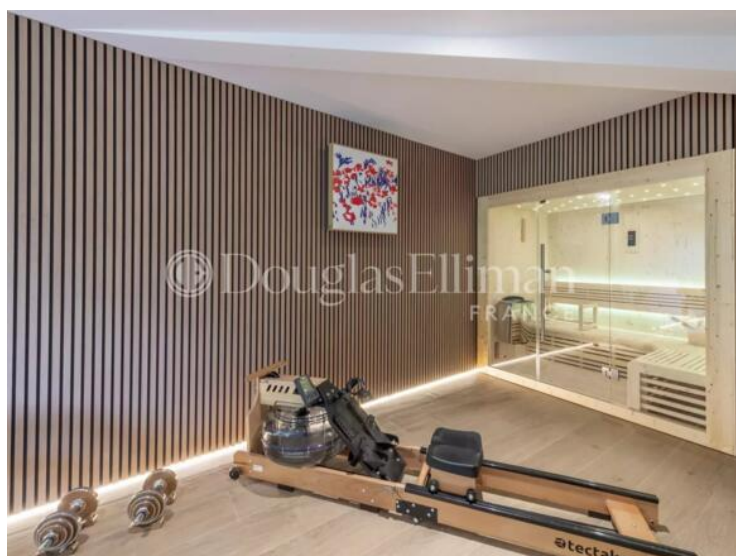
The outdoor amenities include a magnificent infinity pool facing the sea, surrounded by terraces, a lounge area, and an outdoor kitchen, allowing you to enjoy the panoramic view while remaining secluded from prying eyes.

Direct access to the sea via a gate makes it easy to go for a swim. A truly exceptional location at Cap de Nice, facing the sea yet within walking distance of amenities!

Information on the risks associated with this property is available on the Géorisques website:
www.georisques.gouv.fr









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