

## NEW 3 ROOM APARTMENT AVAILABLE FOR SALE ROQUEBRUNE-CAP-MARTIN

For sale

Price on request

<i>Product type</i> <b>Duplex</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>District</i> <b>Cabbe-Saint Roman</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>68,89 m<sup>2</sup></b>
<i>Terrace area</i> <b>62,88 m<sup>2</sup></b>	<i>Total area</i> <b>131,77 m<sup>2</sup></b>
<i>Cellar</i> <b>1</b>	<i>Annual costs</i> <b>4 096 €</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>SEA AND MONACO</b>
<i>Exposure</i> <b>WEST</b>	<i>Ref.</i> <b>VA-F18092024VG</b>

PENTHOUSE LOCATED IN CAP MARTIN JUST 10 MINUTES FROM MONACO WITH DIRECT ACCESS TO THE SEA VIA THE CHEMIN DES DOUANIERS.

In a prestigious residence in Cap Martin, with concierge service, swimming pool and direct access to the sea, we offer for sale a magnificent 3-room penthouse, with a living area of 68.89 m<sup>2</sup>,

The duplex is composed as follows: an entrance hall opening onto the living room, a fully equipped kitchen, two bedrooms with built-in wardrobes, a marble shower room with storage, guest toilet, two balconies and a loggia of 17.20 m<sup>2</sup> which gives access, via an external staircase, to a 35 m<sup>2</sup> roof terrace clad in exotic wood,



decorated with plants, with a jacuzzi and a 360° exposure with a view of the bay of Monaco.

The apartment is located in a quiet area, without vis-à-vis, and close to all amenities.

Possibility to acquire in addition a double garage of 53.40 m<sup>2</sup>



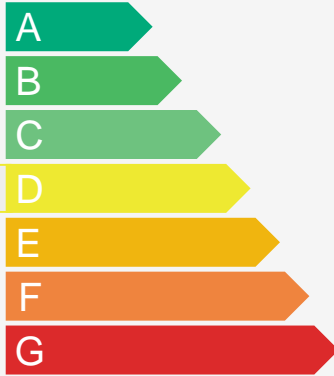






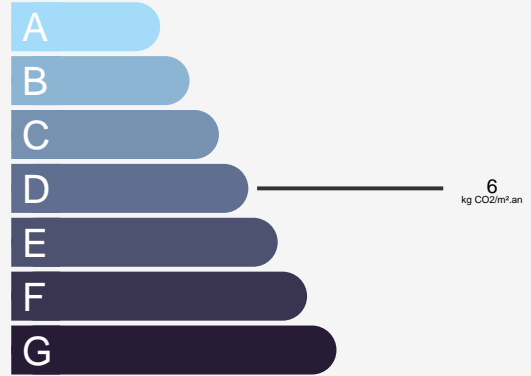
### Diagnostic de Performances Énergétiques

logement très performant



logement extrêmement consommateur d'énergie

logement très performant



logement extrêmement consommateur d'énergie

