



WALDHOF REAL ESTATE

Waldhof Real Estate

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Brand new contemporary villa with panoramic views of Cap Ferrat

For sale

39 000 000 €

Product type House	Num rooms 6
City Villefranche-sur-Mer	Country France
Living area 1 100 m²	Land area 4 037 m²
Bedrooms 8	Bathrooms 6
Parking 1	Box 1
Ref. 83058160	

This exceptional property is located in the most coveted neighborhood of Villefranche-sur-Mer, overlooking the bay and the old town of Villefranche-sur-Mer. It is just a 5-minute drive away from the city center and Beaulieu-sur-Mer. The main villa and the guest house, both displaying contemporary architecture, combine to offer a total area of 1100 m², set harmoniously on a flat plot of over 4000 m². The entire property has been meticulously redesigned and adorned with rare and Mediterranean plant species. Designed by a renowned architect in a resolutely contemporary style, the main villa is a unique and exclusive creation. It skillfully blends noble and diverse materials such as stone, wood, metal, and glass. The villa boasts a seamless distribution of space, with the finest choice of materials throughout. Advanced home automation makes the villa intelligent, ensuring a high level of



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security. The interior colors are light, and the furniture is elegant and refined. Every living space enjoys stunning sea views and opens onto spacious terraces and the garden. Upon entering the villa, you are welcomed by a soft, filtered light pouring in through vast bay windows. Two staircases and a glass elevator serve all floors. The garden level opens to an immense living area bathed in light, offering a 180-degree view of the garden, a 20-meter infinity pool, the sea, and the mountains. This area includes welcoming and cozy lounge spaces, a bar area, a formal dining room with a vast table and a transparent wine cellar, as well as a fully fitted high-end kitchen, separate but not isolated. Additionally, three bedrooms, each with a dressing area and an en-suite bathroom, are also located on this level. The first floor includes a large master bedroom featuring a private terrace. Surrounding it are individual dressing rooms and bathrooms for both Mr. and Mrs. An inviting office and another spacious bedroom with an en-suite bathroom complete this floor. The lower level (-1) houses a magnificent indoor pool, a spa, service and staff areas, and a vast garage capable of accommodating a minimum of 8 cars. Numerous additional parking spaces are available within the property. The guest house provides perfect accommodations for friends and family. It includes a pleasant living/dining area with a kitchen and three beautiful en-suite bedrooms, upholding the same standards as the main villa. Two independent garages complete this property. This rare and exceptional estate, situated in a prestigious and sought-after environment in Villefranche-sur-Mer, enjoys absolute tranquility, privacy, and stunning views. It embodies the four key elements of an exceptional property: luxury, space, location, and breathtaking views!





This brand-new, architect-designed villa offers breathtaking panoramic views of Saint-Jean-Cap-Ferrat, located in the most desirable neighborhood of Villefranche-sur-Mer. Just a 5-minute drive from the city center and Beaulieu-sur-Mer, the property combines luxury, space, and privacy on a 4,000 m² flat plot.

The estate includes a main villa and a guest house, both showcasing contemporary architecture, with a total living area of 1,100 m². Every detail has been meticulously crafted, featuring a blend of noble materials like stone, wood, metal, and glass, with elegant, light-filled interiors.

The main villa boasts seamless indoor-outdoor living, with each space opening onto expansive terraces and a landscaped garden adorned with rare Mediterranean plants. The garden level features a vast living area with a 20-meter infinity pool, lounge spaces, a bar, a formal dining room, and a high-end kitchen. This level also includes three en-suite bedrooms.

Upstairs, the master suite offers a private terrace, individual dressing rooms, and luxurious bathrooms. An additional bedroom with an en-suite bathroom and a spacious office complete this floor. The lower level includes an indoor pool, spa, staff quarters, and a garage for at least 8 cars.

The guest house provides ideal accommodations for visitors, featuring a living/dining area with a kitchen and three en-suite bedrooms. Two independent garages further enhance the property.

This exceptional estate offers absolute tranquility, privacy, and unmatched views in a prestigious Villefranche-sur-Mer location, embodying the pinnacle of luxury living.





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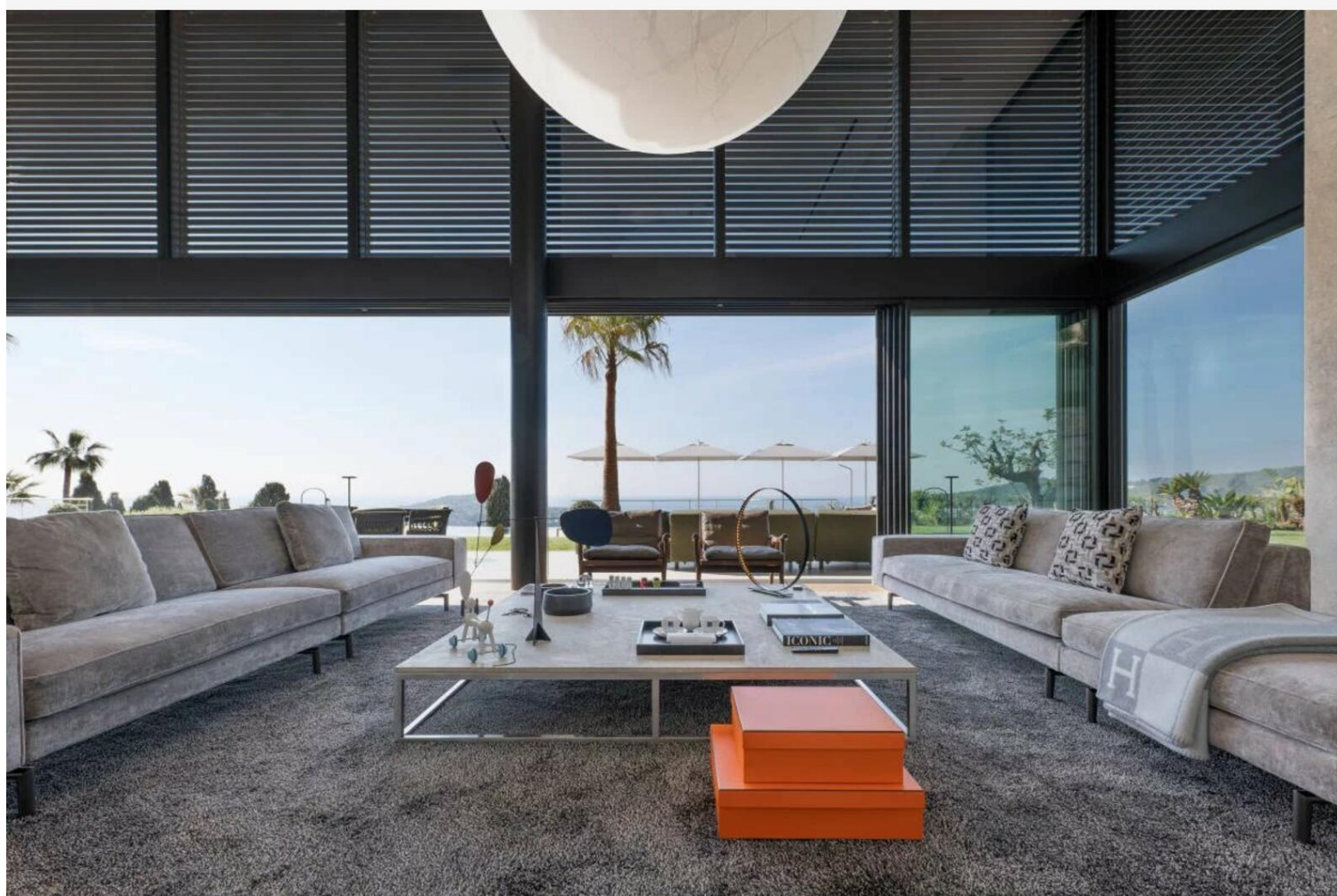
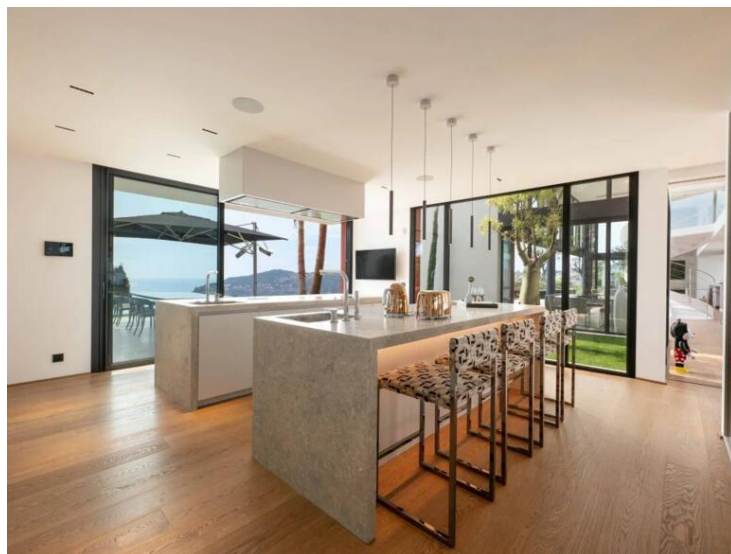
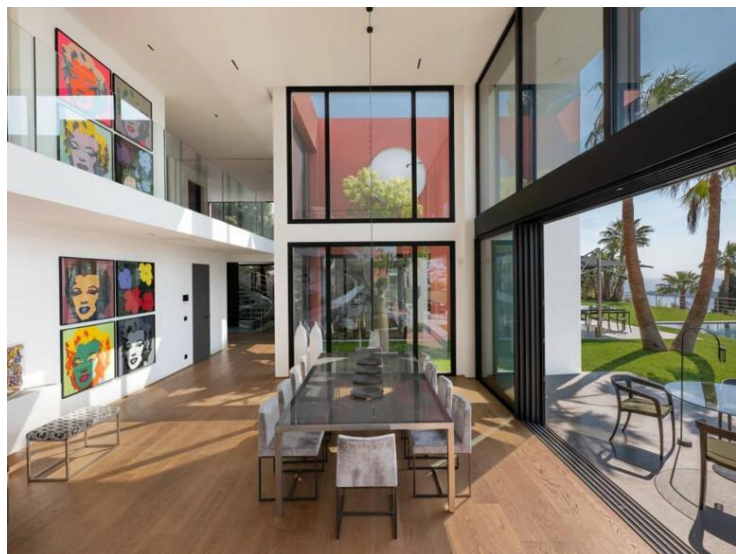
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