

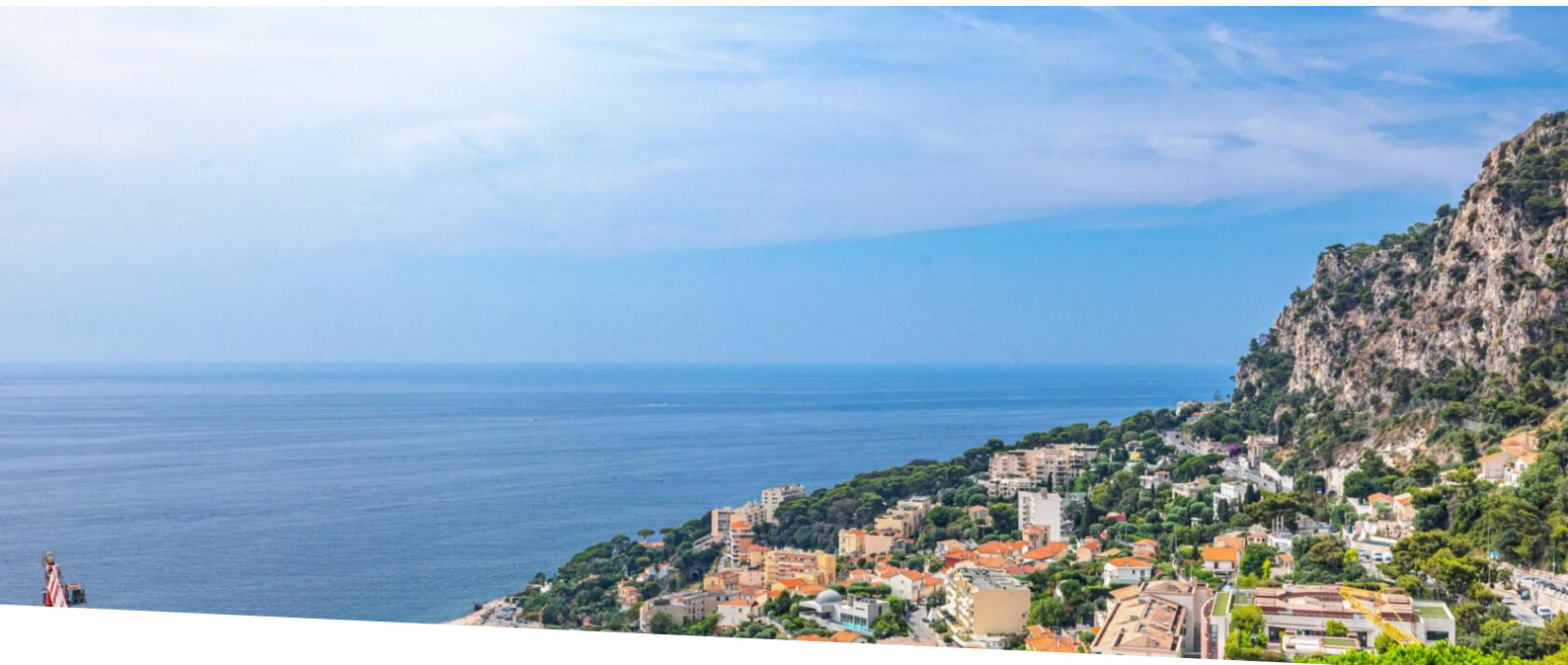


WALDHOF REAL ESTATE

Waldhof Real Estate

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Prime Investment Opportunity: Exceptional Penthouse and Studio C

For sale

1 219 000 €

Product type Apartment	Num rooms 2 rooms	City Cap d'ail	Country France
Living area 80 m²	Terrace area 115 m²	Total area 211 m²	Condition Work required
Ref. 85115390			

Discover this unique penthouse merged with a studio, nestled in the heights of Cap-d'Ail, just a minute away from Monaco. This combined residence offers 80 m² of living space and an impressive 131 m² of terraces with stunning sea views.

The layout can be fully customized to meet your needs, with renovation plans adaptable to your preferences.

This property includes two parking spaces and two cellars, providing ample storage and convenience. Please note that the penthouse requires complete renovation, with a quoted cost of around 100,000 euros. The renovations can be modified and adapted to the client's needs, ensuring a personalized living space that suits your lifestyle.

Located within a secure condominium with concierge service, this penthouse offers an exceptional living environment. Residents also have access to a communal pool.

Just a 3-minute walk from Monaco, this property presents a fantastic investment opportunity with high rental



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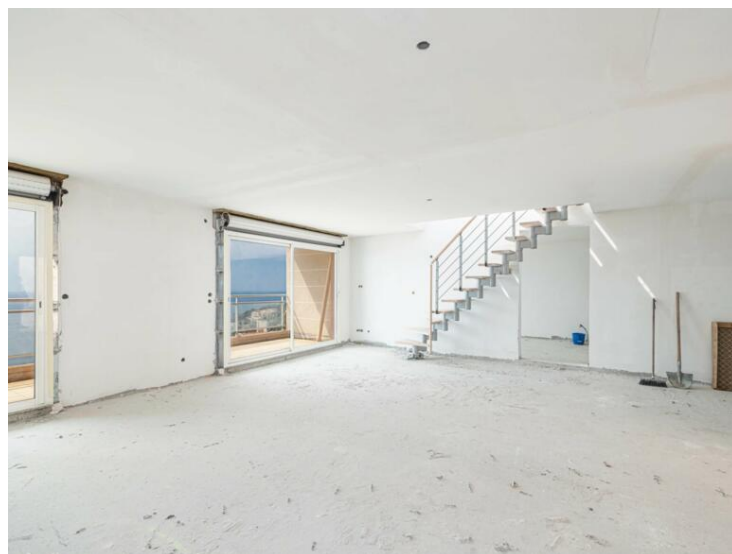
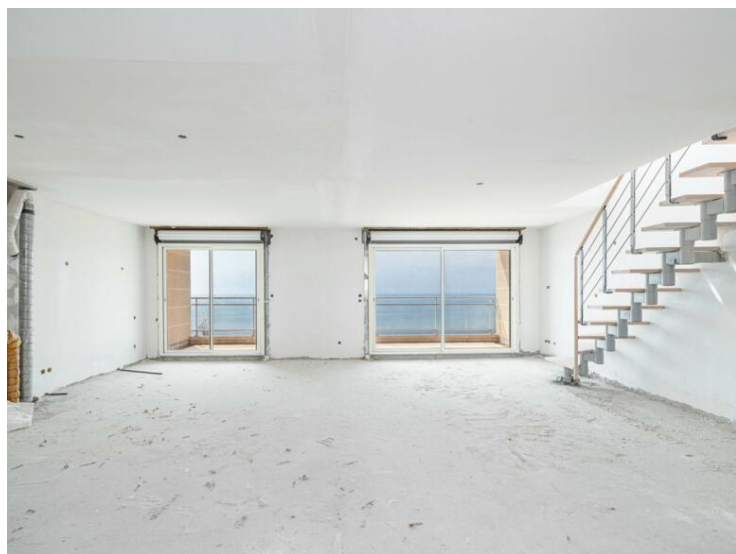
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revenue potential in a prime location. Don't miss out on this rare chance to own a piece of paradise near Monaco!

2 Cellars and 2 Parking Included Next to each other





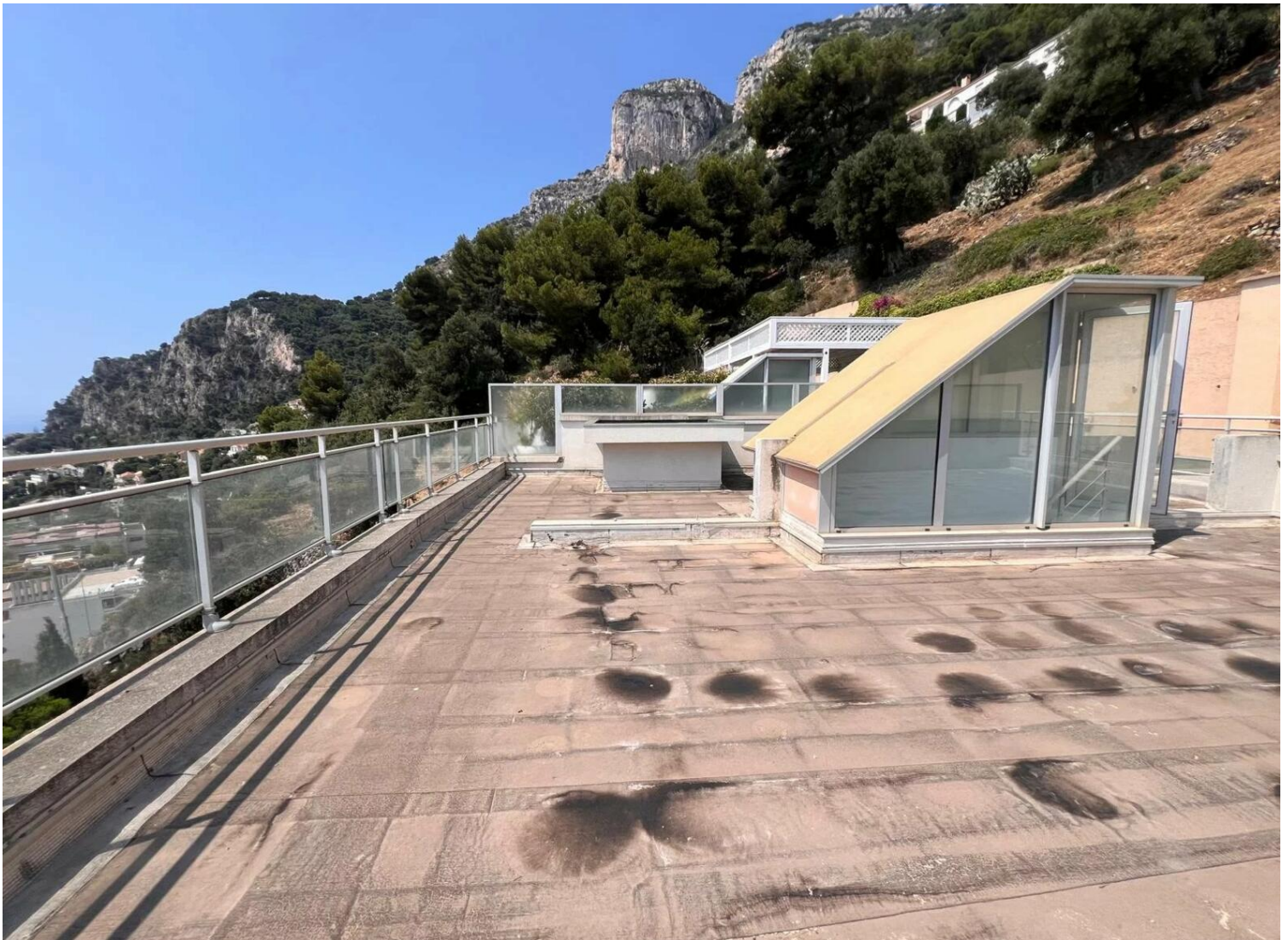
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