



Roquebrune Cap Martin – 15 minutes from Monaco

Contemporary luxu

For sale

7 500 000 €

Product type House	Num rooms +5 rooms	City Roquebrune-Cap-Martin	Country France
Living area 286,11 m²	Terrace area 149,78 m²	Land area 926 m²	Garden area 926 m²
Total area 588,46 m²	Bedrooms 4	Bathrooms 2	Box 1
Condition New	Furnished Yes	Ref. 85127079	

Roquebrune-Cap-Martin, just 15 minutes from Monaco, nestled in a prestigious residential area, discover this exceptional property combining luxury and modernity. Featuring top-of-the-line amenities, complete home automation, a state-of-the-art Dolby home cinema, elevator, waterfall entrance, heated pool, double garage with floor protection and an EV charging station, as well as ample parking.

This remarkable property offers 286 sqm of living space (588 sqm in total), fully renovated with premium materials, sold fully furnished and decorated. Located in a quiet, secure residential environment with a commanding south-facing position, it boasts breathtaking views of the sea, Italy, and Cap Martin, providing a discreet, functional, and serene living experience.

Prestigious Interiors

A 100 sqm living area bathed in natural light, thanks to custom sliding glass doors opening onto a 73 sqm



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terrace with panoramic sea views. The seamless indoor-outdoor connection offers a unique perspective and is perfect for hosting family and friends in a warm and harmonious ambiance. A contemporary open kitchen equipped with high-end appliances (SMEG, steam oven). An integrated wine cellar to delight fine wine enthusiasts.

Refined and Comfortable Sleeping Areas

A 57 sqm master suite with a suspended LED-backlit bed, motorized headboard, electric articulated TV arm, custom LED-lit dressing room with exquisite woodwork, and a luxurious bathroom featuring a bathtub, shower (with the option to add a hammam), and a private terrace with a jacuzzi. Three additional bedrooms, each with its own private terrace. Dressing areas, two shower rooms, and separate toilets.

Enchanting Outdoor Spaces

A landscaped, enclosed garden adorned with Mediterranean and exotic plants, offering complete privacy. An infinity heated pool with a swim-up bar, waterfall, and sun deck. Additional living spaces, including an outdoor lounge with a firepit, summer kitchen, and dining area—ideal for entertaining and relaxing year-round.

High-End Features

Integrated elevator serving all levels. State-of-the-art Dolby home cinema. Complete home automation for modern convenience (centralized shutter control, reversible air conditioning, lighting management). Double garage with floor protection and an EV charging station, plus ample parking. Equipped laundry room with integrated laundry chute, technical room, and extra storage.

Key Highlights

Modern energy compliance (Energy Performance Certificate: B) for optimized consumption.

High potential for prestigious rental returns due to its location and top-quality features.

A Unique Lifestyle

This villa is more than just a property; it's an invitation to embrace the art of living on the French Riviera. An exceptional environment where every detail has been designed to offer comfort, luxury, and serenity. Perfect as a primary or secondary residence, it represents a rare and exclusive investment opportunity on the Côte d'Azur.

Fees charge seller

Property tax 2,500 euros/year

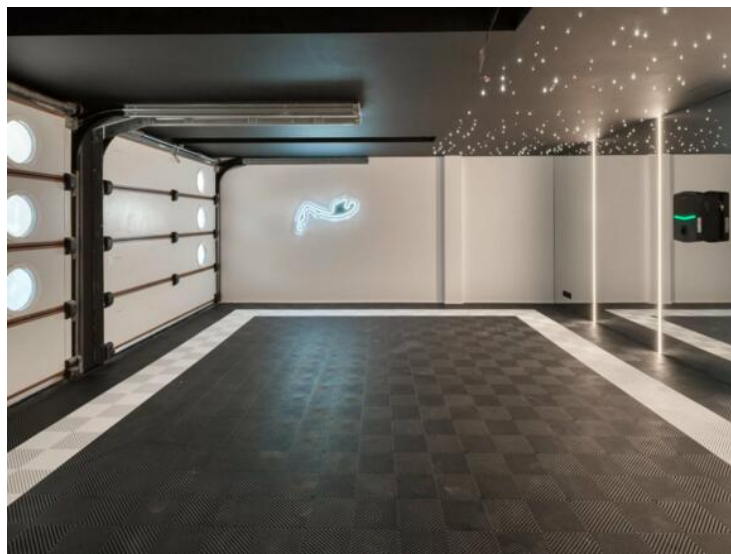
ENERGY CLASS: B 73 CLIMATE CLASS: A 2 ECD drawn up on 09/02/2024

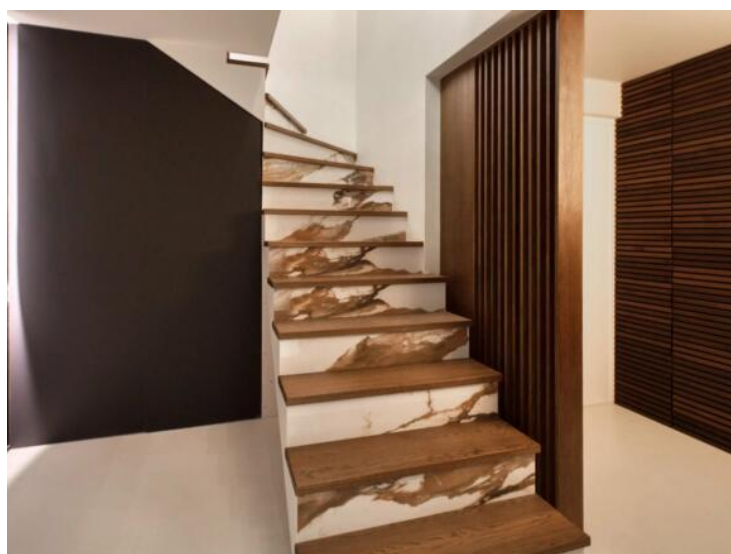
Estimated average annual energy costs for standard use, based on 2021 energy prices, between 1600 euros and 2230 euros (subscriptions included)

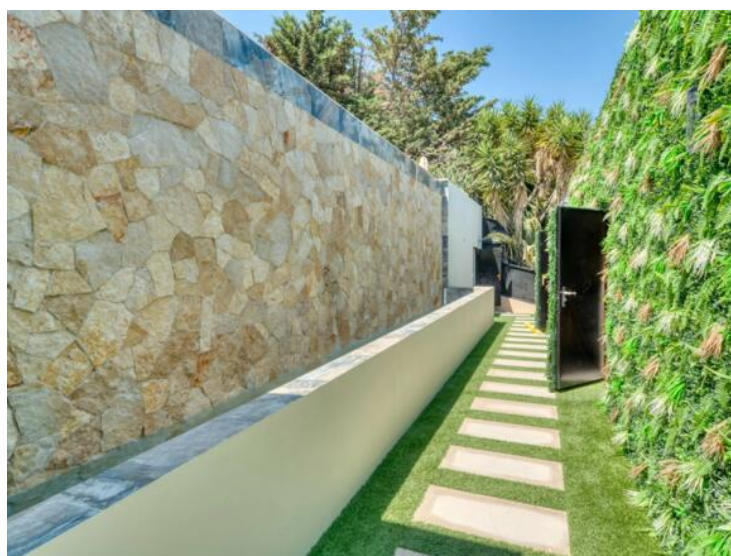
Information on the risks to which this property is exposed is available on the Géorisques website georisques.gouv.fr













Diagnostic de Performances Énergétiques

