



For sale

1 495 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms	<i>City</i> Cap-d'Ail	<i>Country</i> France
<i>Terrace area</i> 127 m²	<i>Total area</i> 96,45 m²	<i>Bedrooms</i> 3	<i>Bathrooms</i> 2
<i>Parkings</i> 2	<i>Box</i> 1	<i>View</i> Mer panoramique	<i>Exposure</i> South-West
<i>Ref.</i> 519V900931A			

Stunning character penthouse of 96 m² nestled on the 8th and top floor of an elegant secured residence with a concierge, set in the heart of a peaceful park, in a sought-after and residential area of Cap-d'Ail, just a stone's throw from the iconic Mala beach.

This exclusive property, with private elevator access, offers breathtaking panoramic views of the Mediterranean, Cap Ferrat, and the Esterel mountains. Bathed in natural light, the apartment features a living room and dining area opening onto a vast 52 m² terrace and a 7 m² balcony, a separate fully equipped kitchen, a master bedroom with a dressing area and en suite bathroom opening onto a second 68 m² terrace, a second bedroom with an en suite shower room opening onto the terrace, and a third small guest bedroom. The property also includes a closed garage as well as parking spaces for your visitors within the residence.

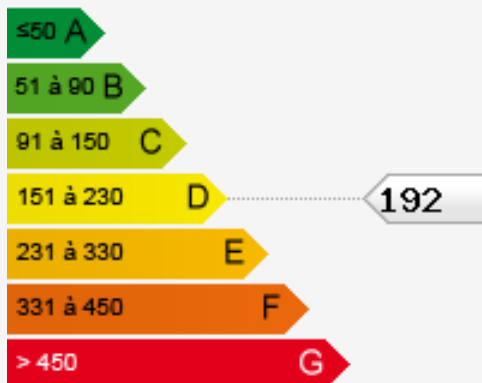
A rooftop apartment in a true haven of peace, with large terraces, set within a prestigious residence. The charming town of Cap-d'Ail, nestled between Monaco and Nice, benefits from a privileged geographic location with direct access to the Mediterranean Sea. It is renowned for its picturesque landscapes, almost year-round sunny climate, and Belle Époque architecture. Beyond these natural and cultural attractions, the real estate market in Cap-d'Ail is solid with a stable market offering a range of apartments, from modern residences to historic villas. The presence of amenities such as schools, shops, and public transport, as well as the proximity to the business centers of Monaco and Nice, further enhance Cap-d'Ail's appeal as a real estate investment.







Consommations énergétiques



Émissions de gaz à effet de serre

