



CAP DAIL | DUPLEX PENTHOUSE | 4 ROOMS

For sale

Sole agent

1 580 000 €

Product type Penthouse/Roof	Num rooms 4 rooms	District Cap-d'Ail	City Cap-d'Ail
Country France	Living area 126 m²	Terrace area 235 m²	Bedrooms 3
Bathrooms 2	Box 2	Floor DERNIER	Condition Good condition
Ref. VFH-12235			

CAP D'AIL - Exclusive listing by Monaco Properties, this duplex penthouse with a rooftop terrace is just a 2-minute walk from Cap d'Ail and 2 km from Monaco. It is situated in a natural setting within a 1.2-hectare park adorned with olive trees and eucalyptus, offering a stunning, wide-open view of the sea and Cap-Ferrat from the terrace.

This exceptional duplex penthouse in Cap d'Ail covers nearly 130 square meters, showcasing breathtaking views of the sea and the Saint-Jean-Cap-Ferrat peninsula. It is located in a prestigious area with a beautifully landscaped park, swimming pool with a caretaker, visitors parking, a very spacious double garage, and a large double cellar.

Total Area: 125.57 m2 + 157 m2 of terraces + 78 m2 rooftop terrace

The apartment is composed as follows:

- 4 rooms on 2 floors



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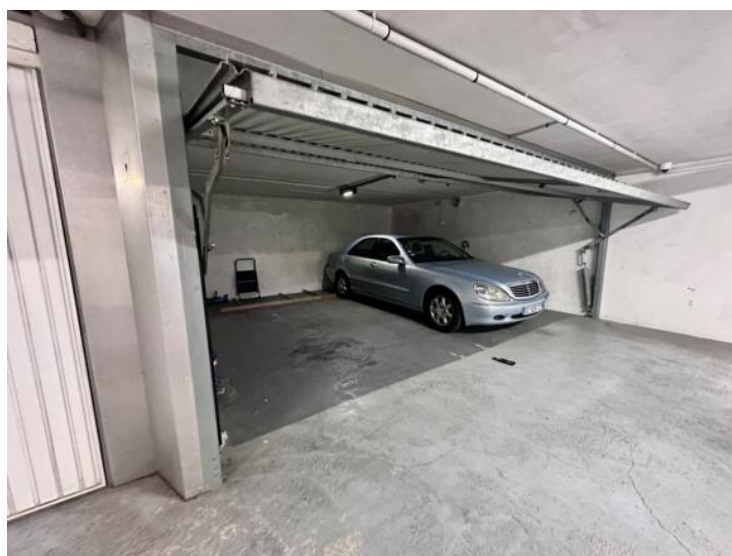
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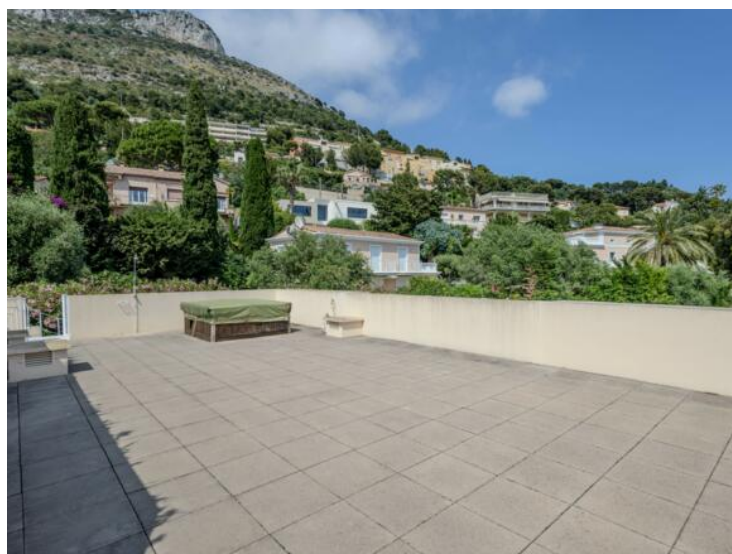
- Two entrances
 - Two spacious and bright living rooms
 - Two beautiful bedrooms
 - Two fitted and equipped kitchens
 - Two bathrooms
 - Two toilets
 - Two balconies
 - Bright terrace with a dining table and a fountain providing a fantastic sea view
 - 78 square meter rooftop terrace with sea and mountain views, equipped with power outlets, a hot and cold water shower
 - Double garage
 - Large double cellar
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- **Year of Construction:** 1989-2000
 - **Heating:** Electric
 - **Hot Water:** Electric
 - **Exposure:** SOUTH
 - **View:** Sea / Cap-Ferrat

LEGAL INFORMATION:

- Energy Performance: Energétique=D Climatique=B
- Property taxes: €6000 per year
- Charges: €10,000 per year

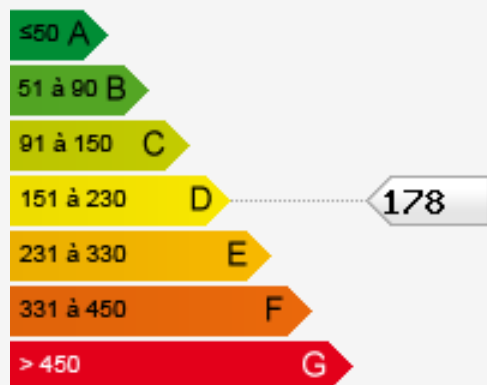








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