

For sale

Sole agent

5 700 000 €

<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> 183 m²	<i>Total area</i> 155 m²	<i>Bedrooms</i> 3	<i>Bathrooms</i> 4
<i>Parkings</i> 2	<i>Cellar</i> 1	<i>Condition</i> New	<i>View</i> Mer
<i>Exposure</i> South	<i>Ref.</i> 519V900877A		

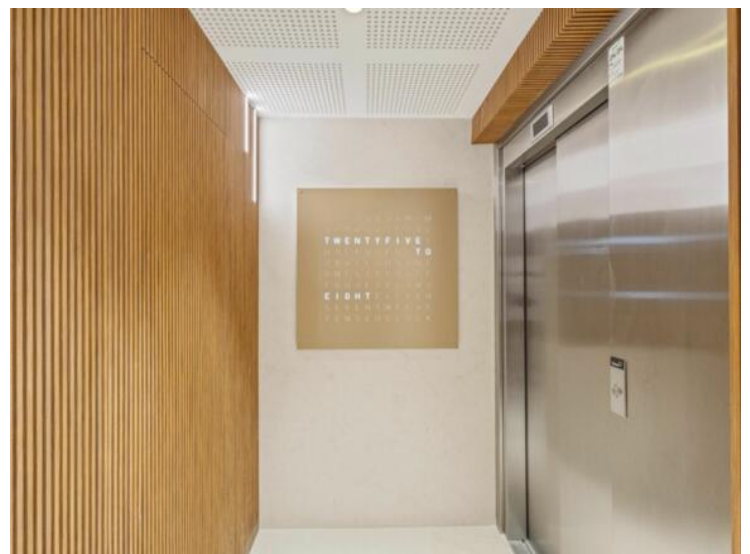
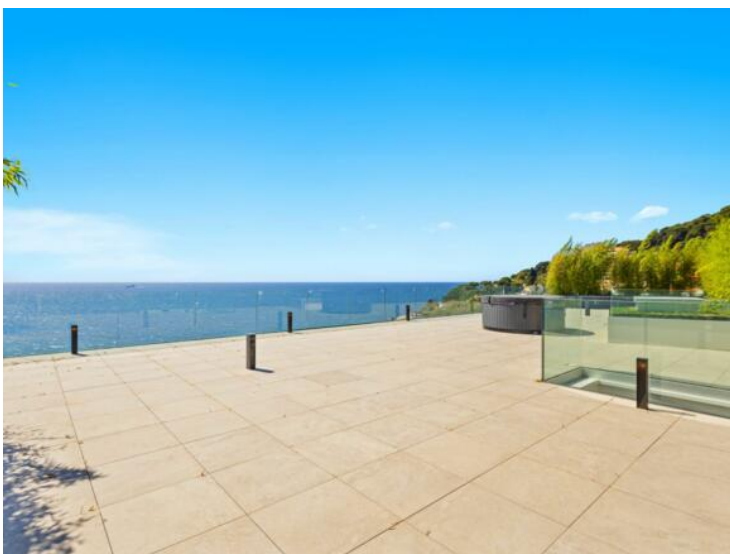
EXCLUSIVE: Exceptional Location! Discover this elegant 4-room apartment on the top floor, located in a new luxury building overlooking Marquet Beach in Cap d'Ail and just a few minutes' walk from the Fontvieille district in Monaco.

Ideally south-facing, this newly built property offers a generous living area of 155 m², complemented by outdoor spaces totaling 183 m², with an outstanding panoramic sea view.

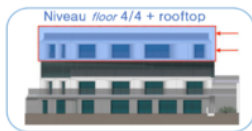
A large and bright living room opens onto the dining area as well as a fully equipped high-end kitchen. The apartment features 3 spacious bedrooms, each with its own shower room for your comfort. A large private rooftop terrace with a jacuzzi and breathtaking panoramic sea views. Laundry room, 1 parking space, and a cellar. Additional parking spaces available. Reduced notary fees.

Exclusive and highly sought-after area known for its idyllic setting and immediate walking proximity to Monaco. Everything nearby: shops, transportation, schools, restaurants, sports complexes, beaches, as well as the idyllic coastal path of Cap d'Ail, perfect for exceptional seaside strolls.





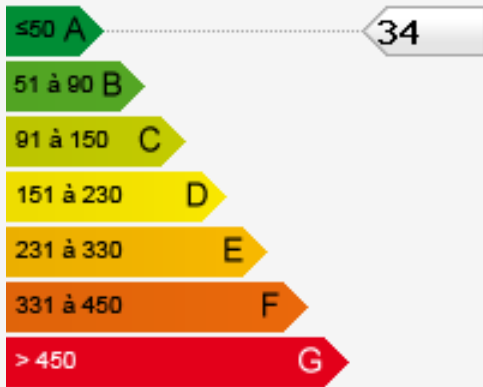
appartement R+2 / 2nd floor "penthouse"	
étage / floor living area	64,18 m²
surface exterieur	15,70 m²
surface piscine	2,68 m²
total espace jour / living area	82,56 m²
surface cuisine	6,42 m²
ec. invités guest room	1,39 m²
chambre 1 master bedroom	18,20 m²
vestibule wardrobe	8,15 m²
salle de bain bathroom	5,91 m²
wc	1,63 m²
chambre 2 bedroom 2	11,70 m²
salle d'eau wc bathroom wc	4,27 m²
chambre 3 bedroom 3	10,45 m²
salle d'eau wc bathroom wc	4,51 m²
total espace nuit / night area	72,61 m²
total habitable / livable area	155,17 m²
surface-toiture / terrace-rooftop	183,96 m²



Toit-terrasse privatif appartement R+2 = 183,96 m²



Consommations énergétiques



Émissions de gaz à effet de serre

