



Match Point – Architectural Villa with Panoramic Views

For sale Price on request

<i>Product type</i> Villa	<i>Num rooms</i> 6
<i>District</i> Mont Boron	<i>City</i> Nice
<i>Country</i> France	<i>Living area</i> 500 m²
<i>Land area</i> 2 500 m²	<i>Bedrooms</i> 5
<i>Parkings</i> +5	<i>Ref.</i> VFO-PTR-004

Exceptional development opportunity with panoramic sea views

Match Point – Architectural Villa with Panoramic Views

Location: Nice / Villefranche-sur-Mer

Nestled in a truly exceptional setting, this one-of-a-kind property offers a rare opportunity to build a **500 m² contemporary villa** on a **2,500 m² landscaped plot** with century-old trees, double entrance, and breathtaking views over the Bay of Villefranche.

A **building permit has been granted** and cleared of all appeals, with the project designed by a renowned DPLG architect and fully detailed with interior design studies.

Property Highlights & Features:

- **Living Space:** 500 m² with expansive indoor/outdoor flow



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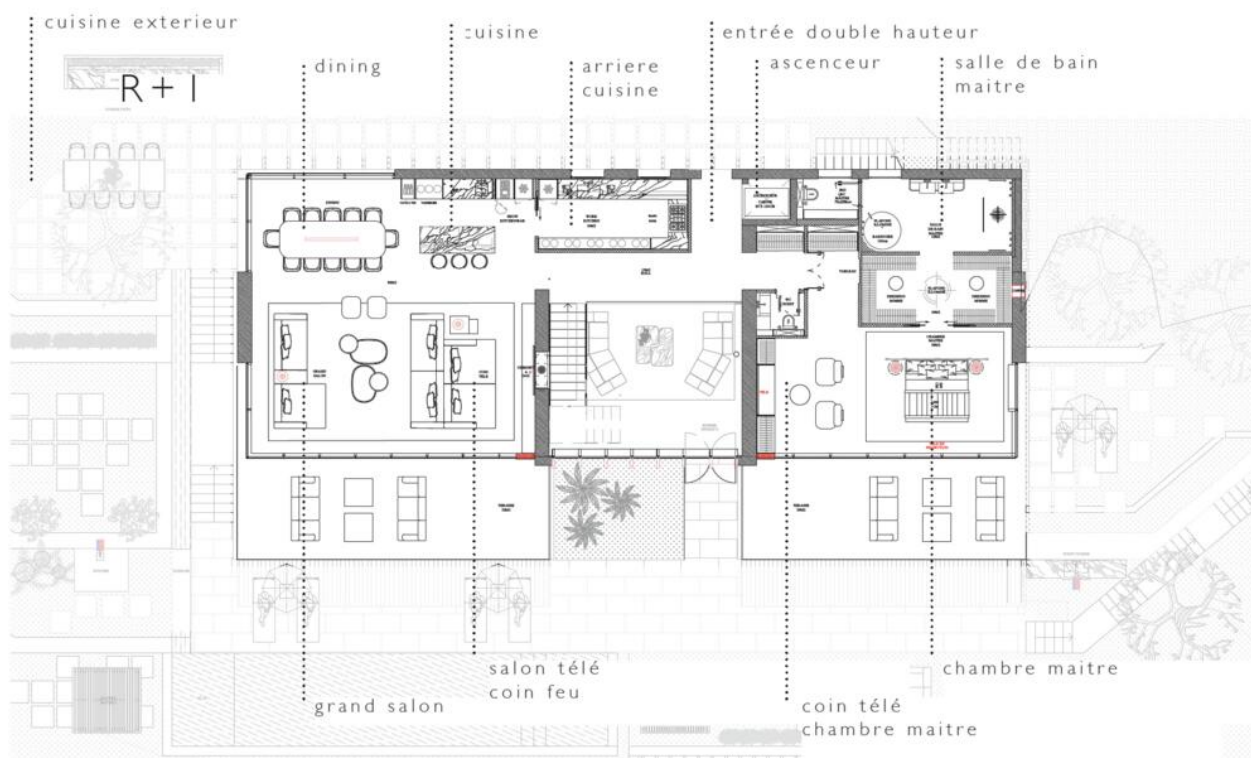
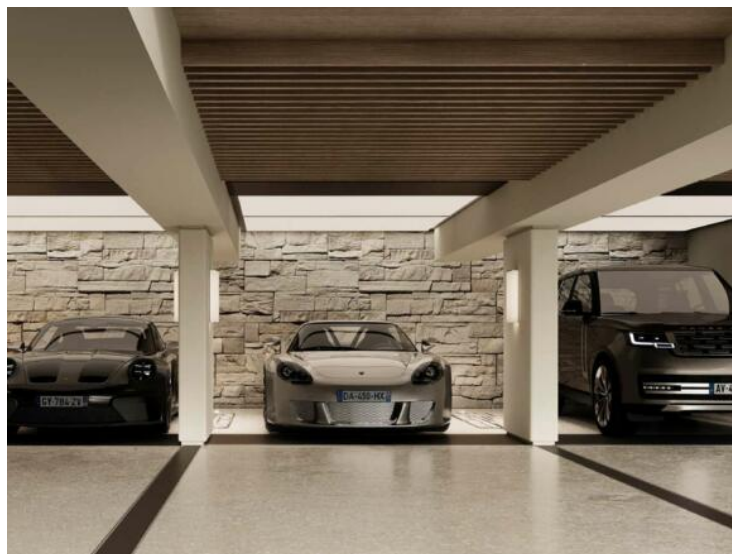
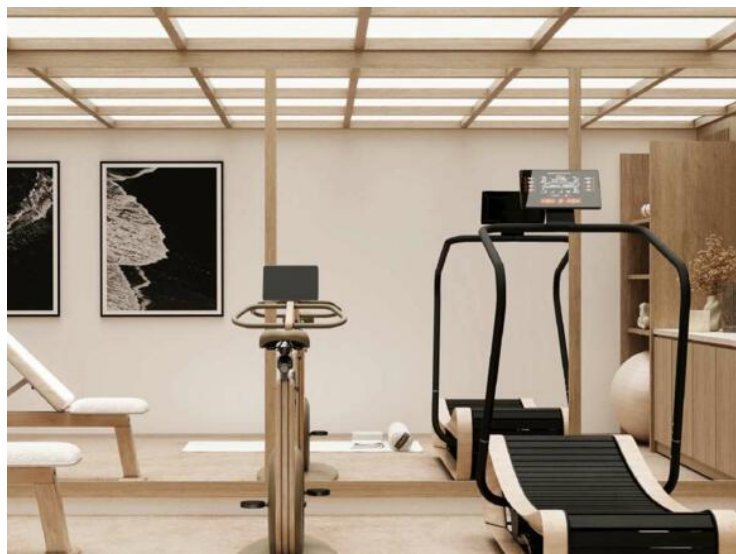
- **Bedrooms:** 5 en-suite bedrooms + independent staff room
- **Bathrooms:** 6 bathrooms
- **Basement / Garage:** 200 m² garage accommodating up to 7 vehicles
- **Wellness Area:** Gym, sauna, and cold plunge pool
- **Rooftop:** 200 m² terrace with bar, dining area, and lounge offering panoramic sea views
- **Outdoor Amenities:** 15-meter heated swimming pool, summer kitchen, lounge, and mature landscaped gardens
- **Vertical Access:** Elevator serving all 4 levels

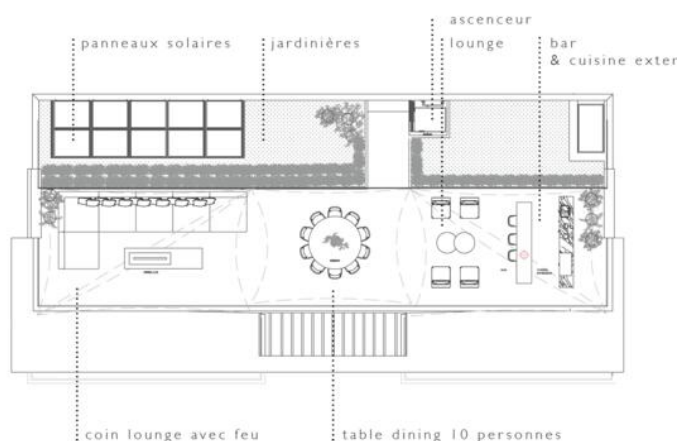
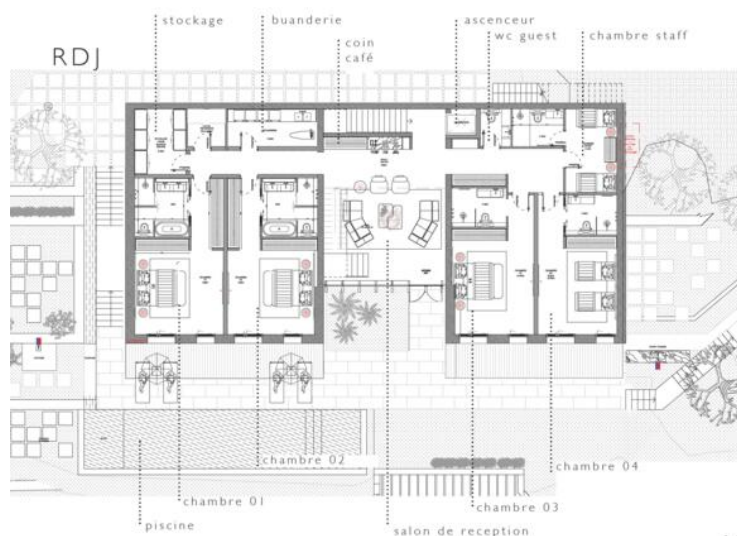
Designed with **luxury, privacy, and modern elegance** in mind, the villa blends seamlessly with its Mediterranean surroundings. The interiors are curated by a talented design duo, integrating high-end materials, bespoke furnishings, and a contemporary aesthetic to complement the natural beauty of the site.

This project represents a unique chance to own a landmark villa in one of the French Riviera's most prestigious locations.

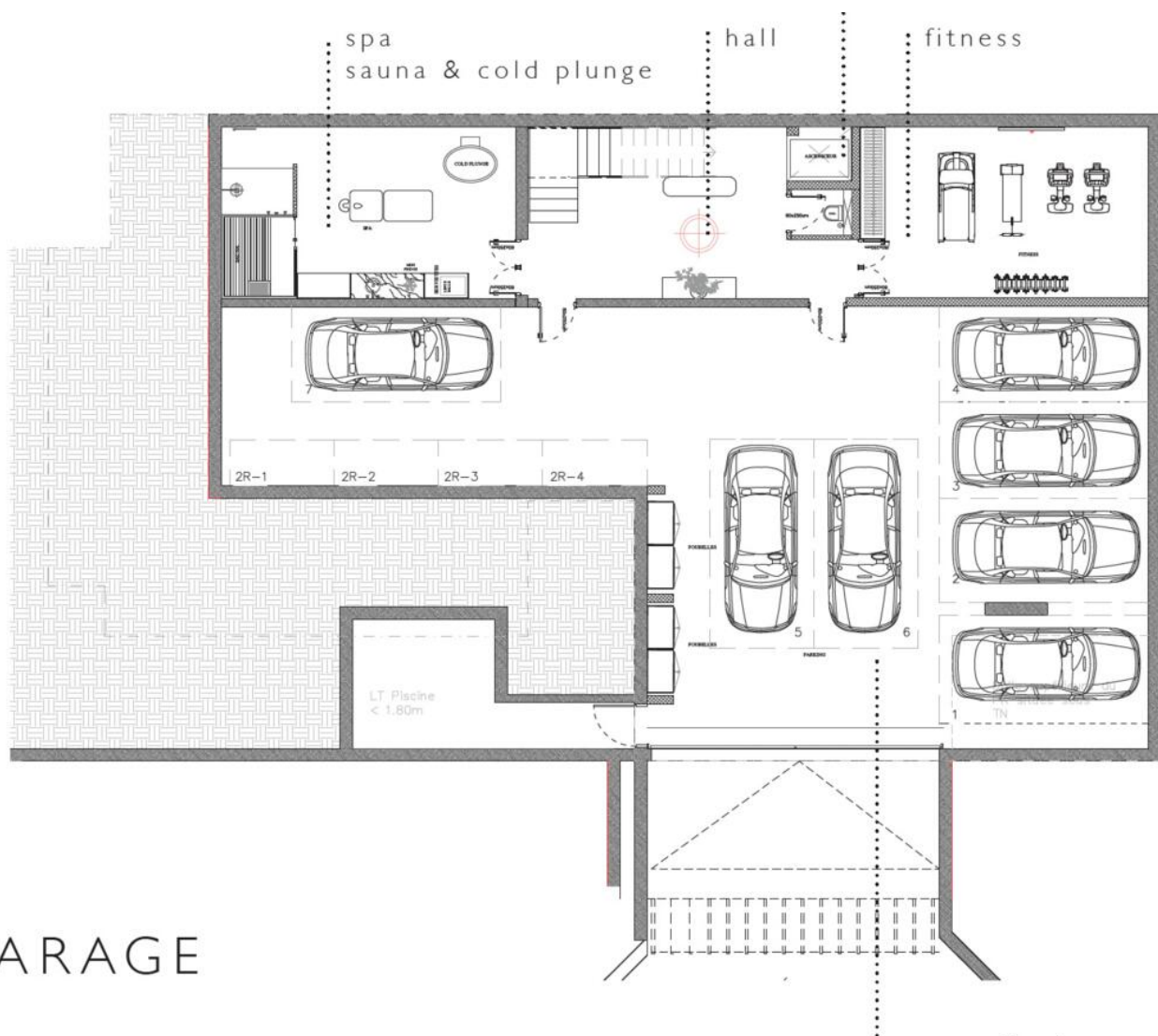








ROOFTOP



GARAGE

