



## Exceptional apartment - 160.75 sqm - Top floor

For sale

4 200 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>District</i> <b>Cap Martin</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>160,75 m<sup>2</sup></b>
<i>Terrace area</i> <b>13 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Box</i> <b>1</b>
<i>Floor</i> <b>dernier étage</b>	<i>Annual costs</i> <b>13 828 €</b>
<i>Condition</i> <b>Very good condition</b>	<i>Furnished</i> <b>Yes</b>
<i>View</i> <b>SEA VIEW</b>	<i>Exposure</i> <b>SOUTH</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>2570</b>

5-room apartment with a Carrez surface of 160.75 sqm, created from the combination of two condominium lots, located on the top floor of a well-situated residence in a sought-after residential area, offering a privileged lifestyle combining calm, accessibility, and comfort.

This property stands out for its rare volumes and impressive high ceilings, creating a strong sense of space and prestige. It features an entrance hall, hallways, a large bright living room with open-plan kitchen, a dressing room, and two storage rooms providing practical and functional space.

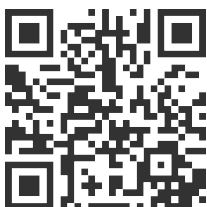


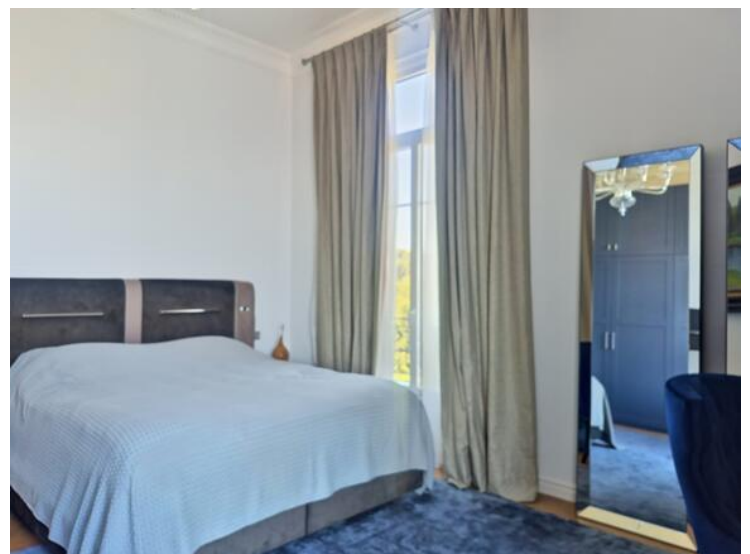
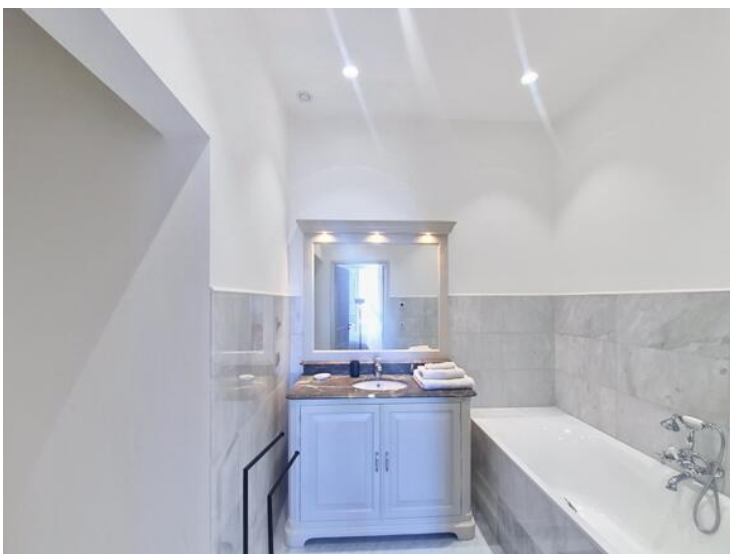
The night area includes three bedrooms, two of which are suites with their own private bathrooms, ensuring comfort and privacy. The layout is smooth and well balanced, ideal for family living or entertaining.

Three balconies extend the living spaces and provide pleasant outdoor openings, enhancing natural light and the surrounding environment.

The location further enhances the appeal: a sought-after residential area close to amenities, main roads, and points of interest, while maintaining a quiet and high-quality atmosphere. The top floor ensures optimal tranquility and everyday comfort.

A garage located opposite the residence completes this rare property.









**Certificat de superficie** n° 19/09/SCP/0069



