



VILLA GABRIELA - 1-BEDROOM APARTMENT WITH TERRACE, GARDEN AND SEA VIEW OVER MONACO

For sale

689 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms
<i>District</i> Cabbe-Saint Roman	<i>City</i> Roquebrune-Cap-Martin
<i>Country</i> France	<i>Living area</i> 52 m²
<i>Terrace area</i> 28 m²	<i>Garden area</i> 80 m²
<i>Bedroom</i> 1	<i>Bathroom</i> 1
<i>Parking</i> 1	<i>Cellar</i> 1
<i>Floor</i> Ground floor	<i>Annual costs</i> 3 600 €
<i>Condition</i> Very good condition	<i>Furnished</i> Yes
<i>View</i> SEA VIEW AND MONACO	<i>Exposure</i> WEST

Exceptional apartment with large outdoor spaces, sea view over Monaco, and a residence with swimming pool on the Cap Martin plateau.

Beautiful 1-bedroom apartment of 52 sqm located within the high-end residence **VILLA GABRIELA**, with



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swimming pool, set in a particularly quiet and sought-after environment on the Cap Martin plateau.

This rare property offers a privileged lifestyle, combining absolute peace and quiet, residential comfort, and immediate proximity to everyday amenities. The residence is perfectly maintained and provides a secure and pleasant environment, highly appreciated in the area.

The apartment opens onto a bright living area extended by a spacious 28 sqm sun-filled terrace, a true extension of the living room. This outdoor space allows full enjoyment of the Mediterranean climate throughout the year, whether for dining, relaxing, or entertaining.

Extending further, a private garden of approximately 80 sqm provides a rare additional outdoor space, offering a peaceful green setting with a stunning open sea view over Monaco, enhancing the exceptional character of the property.

The interior consists of a pleasant living room, a functional kitchen, a comfortable bedroom, and a bathroom. The layout is well-designed, ensuring comfortable daily living, whether as a main residence or a holiday home.

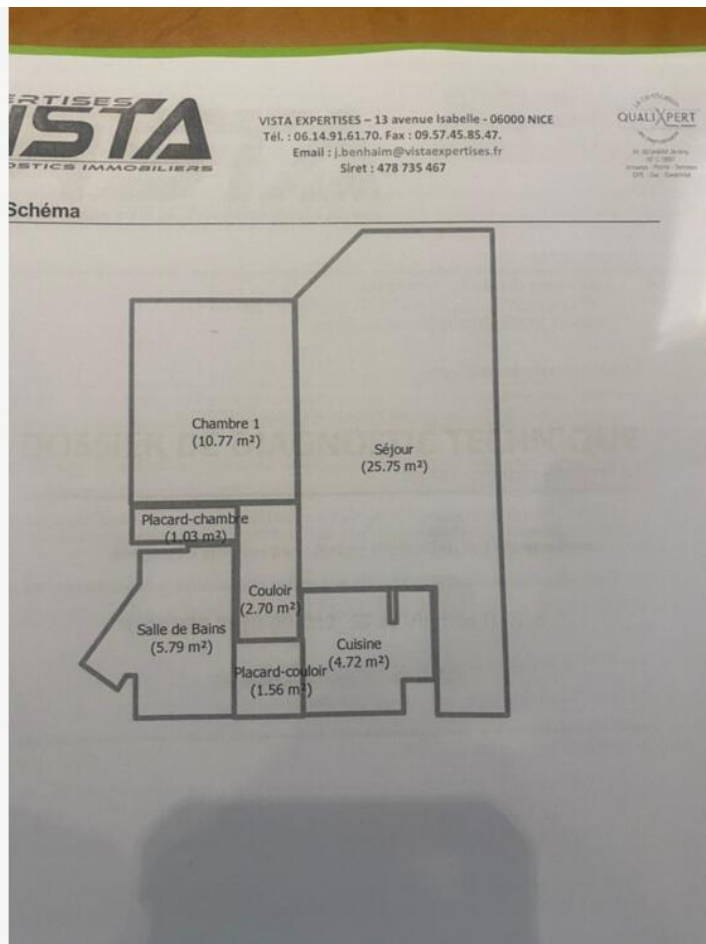
A cellar and a private parking space complete this property, providing highly sought-after comfort in the area.

The location is ideal, just minutes from shops, transport, and services, while benefiting from a rare peaceful residential setting on the French Riviera.

This property represents an excellent opportunity as a primary residence, a holiday home, or a quality rental investment, thanks to its location, generous outdoor spaces, and exceptional sea view.







Diagnostic de Performances Énergétiques

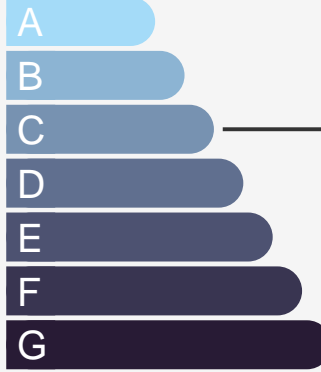
logement très performant



155
kWh/m².an

5
kg CO₂/m².an

logement très performant



5
kg CO₂/m².an

logement extrêmement consommateur d'énergie

logement extrêmement consommateur d'énergie

