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CAP D'AIL - PARKING COMPLEX - NEW RESIDENCE IN THE CITY CENTRE

For sale

1 270 000 €

Product type **Parking**	*City* **Cap-d'Ail**
Country **France**	*Parkings* **16**
Condition **New**	*Release date* **Available**
Ref. **VF1625**	

In the immediate vicinity of Monaco, this set of garages, parking lots and cellars located in a new residence delivered in 2026 in Cap d'Ail is a rare heritage opportunity. In the city centre, close to shops and transport, it benefits from a strong rental and development potential.

Located in the heart of Cap-d'Ail, just a few minutes from Monaco, this newly built residence, completed in 2026, represents a rare property investment opportunity in one of the most sought-after areas of the French Riviera.

The property comprises 15 underground parking units spread across several levels, including 9 enclosed garages on the third basement level, 2 individual garages and 1 double garage on the second basement level, as well as 2 garages on the first basement level.

Two storage cellars located on the ground floor complete the property.

Secure access to the basement levels is provided by an automatic overhead door operated by individual remote controls, ensuring convenience and security. The access ramp accommodates all types of vehicles.

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

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Each parking space is equipped with an individual electrical panel, allowing for the installation of an electrical outlet or an electric vehicle charging station.

Ideally situated in the town centre, the residence enjoys a strategic location within easy reach of shops, public transport and everyday amenities. The consistently high demand for parking near Monaco offers strong potential for capital appreciation and attractive rental returns.

Agency fees are payable by the seller unless otherwise stipulated in the agency agreement.

The property is subject to co-ownership regulations.

Information on natural risks and pollution affecting this property is available on the Géorisques website: https://georisques.gouv.fr/



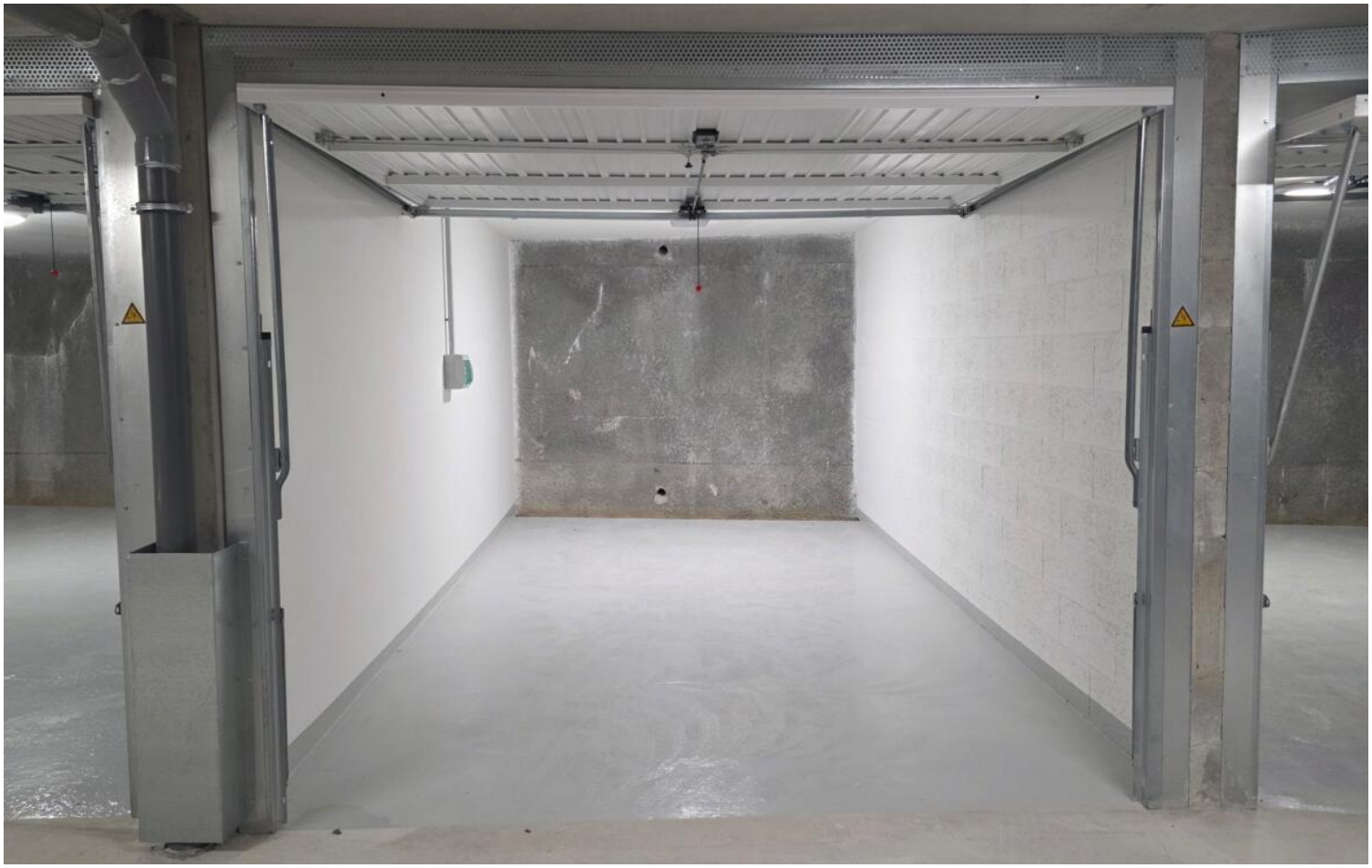






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