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Cap d'Ail – Exceptional New Apartment within Walking Distance of

For sale

3 670 000 €

Product type Apartment	Num rooms 4 rooms	City Cap-d'Ail	Country France
Living area 161 m²	Land area 102 m²	Garden area 102 m²	Bedrooms 3
Bathrooms 3	Parking 1	Cellar 1	Condition New
Furnished Yes	View Unobstructed view	Exposure South	Ref. MZISJ2227

Located in a prestigious new residence in Cap d'Ail, just a short walk from the beaches and Monaco, this refined 161 m² apartment features a private terrace and garden totaling 102 m². It offers a spacious, light-filled living room of 65 m², a fully equipped kitchen, three bedrooms with walk-in closets and en-suite bathrooms, a ground-level storage room, and a private parking space. Reduced notary fees at 2.5%.

Finished to the highest standards, this elegant new development boasts generous interiors and noble materials. Secure residence with a gym, spa, and sauna. Ideally positioned on the border of Monaco, it ensures exclusivity and convenience in one of the most sought-after neighborhoods.

Cap d'Ail is renowned for its luxurious villas, lush gardens, and pristine beaches. Residents can enjoy local attractions such as the picturesque Marquet Beach, the majestic Mala Beach, a charming port, gourmet restaurants, sports facilities, and a traditional Provençal market — all just a few minutes' walk away.



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Its strategic location near Monaco offers not only a prestigious address, but also a secure investment with strong appreciation potential.





