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LUXURY REAL
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Cap d'Ail – Luxury Residence – 3 Bedroom Duplex Apartment

For sale **Sole agent** **2 650 000 €**

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms
<i>City</i> Cap-d'Ail	<i>Country</i> France
<i>Living area</i> 230 m²	<i>Terrace area</i> 84 m²
<i>Total area</i> 314 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 3	<i>Cellar</i> 1
<i>Box</i> 2	<i>Annual costs</i> 10 800 €
<i>Condition</i> Good condition	<i>Furnished</i> Yes
<i>View</i> Unobstructed view	<i>Exposure</i> South
<i>Ref.</i> VF629	

The apartment comprises: Spacious, light-filled living area featuring a double living room, open-plan kitchen, and access to a vast south-facing terrace with sea views. Three bedrooms on the upper level, each with en-suite bathroom and walk-in closet; the master suite boasts a private panoramic terrace as well as access to the terrace and garden. Two swimming pools within the residence and two enclosed garages complete this high-quality offering in a prime location on the Côte d'Azur.

In a privileged location in Cap-d'Ail, directly on the border with Monaco, this exceptional apartment is situated within a fully secured residence, architecturally harmoniously integrated into the Mediterranean landscape. It combines generous proportions, refined elegance, and uninterrupted panoramic views over the



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Mediterranean Sea extending to the peninsula of Saint-Jean-Cap-Ferrat.

The light-filled living area, featuring a spacious double reception room, dining area, and open-plan fully equipped kitchen, creates an impressive living atmosphere. Expansive floor-to-ceiling windows open onto the vast south-facing terrace, seamlessly blending indoor and outdoor spaces. Several lounge areas as well as an al fresco dining space create a unique ambiance, enhanced by the southern exposure and breathtaking sea views.

The upper level comprises three generously proportioned bedrooms, each with en-suite shower room and walk-in wardrobe. The master bedroom additionally benefits from a private panoramic terrace. A sheltered garden complements this level, offering a peaceful and discreet retreat.

The exclusive residence features two elegantly integrated swimming pools. Two closed garages complete this prestigious offering in one of the most sought-after locations on the Côte d'Azur — a rare and exceptional opportunity for discerning buyers.





