



## CAP DAIL | DUPLEX PENTHOUSE | 4 ROOMS

For sale

Sole agent

1 450 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>District</i> <b>Cap-d'Ail</b>	<i>City</i> <b>Cap-d'Ail</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>126 m<sup>2</sup></b>	<i>Terrace area</i> <b>235 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>	<i>Box</i> <b>2</b>	<i>Floor</i> <b>DERNIER</b>
<i>Condition</i> <b>Good condition</b>	<i>Ref.</i> <b>VFH-12235</b>		

**CAP D'AIL - Exclusive listing by Monaco Properties**, this duplex penthouse with a rooftop terrace is just a 2-minute walk from Cap d'Ail and 2 km from Monaco. It is situated in a natural setting within a 1.2-hectare park adorned with olive trees and eucalyptus, offering a stunning, wide-open view of the sea and Cap-Ferrat from the terrace.

This exceptional duplex penthouse in Cap d'Ail covers nearly 130 square meters, showcasing breathtaking views of the sea and the Saint-Jean-Cap-Ferrat peninsula. It is located in a prestigious area with a beautifully landscaped park, swimming pool with a caretaker, visitors parking, a very spacious double garage, and a large double cellar.

**Total Area:** 125.57 m<sup>2</sup> + 157 m<sup>2</sup> of terraces + 78 m<sup>2</sup> rooftop terrace

The apartment is composed as follows:

- 4 rooms on 2 floors



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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.

- Two entrances
  - Two spacious and bright living rooms
  - Two beautiful bedrooms
  - Two fitted and equipped kitchens
  - Two bathrooms
  - Two toilets
  - Two balconies
  - Bright terrace with a dining table and a fountain providing a fantastic sea view
  - 78 square meter rooftop terrace with sea and mountain views, equipped with power outlets, a hot and cold water shower
  - Double garage
  - Large double cellar
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- **Year of Construction:** 1989-2000
  - **Heating:** Electric
  - **Hot Water:** Electric
  - **Exposure:** SOUTH
  - **View:** Sea / Cap-Ferrat

**LEGAL INFORMATION:**

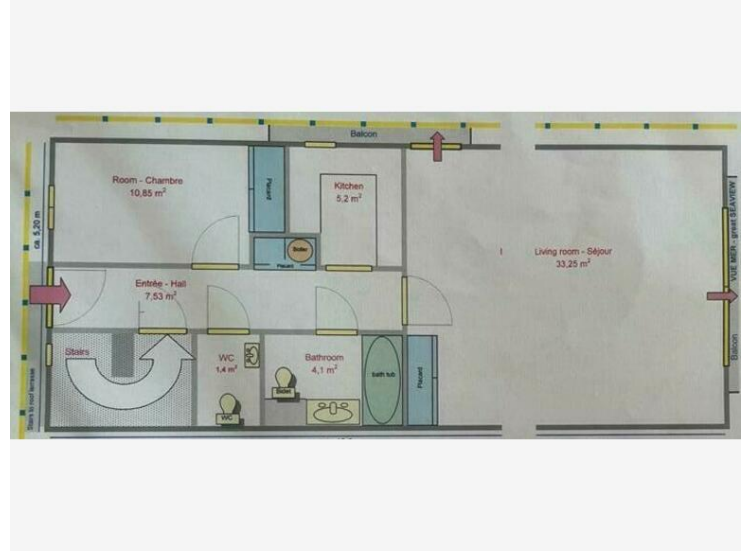
- Energy Performance: Energétique=D Climatique=B
- Property taxes: €6000 per year
- Charges: €10,000 per year



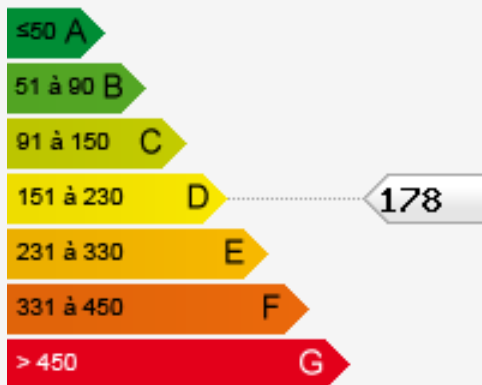








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