



For sale

4 200 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>City</i> <b>Cap-d'Ail</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>64 m<sup>2</sup></b>	<i>Terrace area</i> <b>119 m<sup>2</sup></b>
<i>Total area</i> <b>183 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>5</b>	<i>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Ref.</i> <b>519V900873A</b>

EXCLUSIVE: Come and discover this elegant 5-room flat in a new luxury building overlooking Marquet beach in Cap d'Ail and just a few minutes' walk from the Fontvieille district of Monaco. Ideally south-facing, this newly-built property offers a generous 183 m<sup>2</sup> of living space, complemented by a lovely 119 m<sup>2</sup> garden with panoramic sea views.

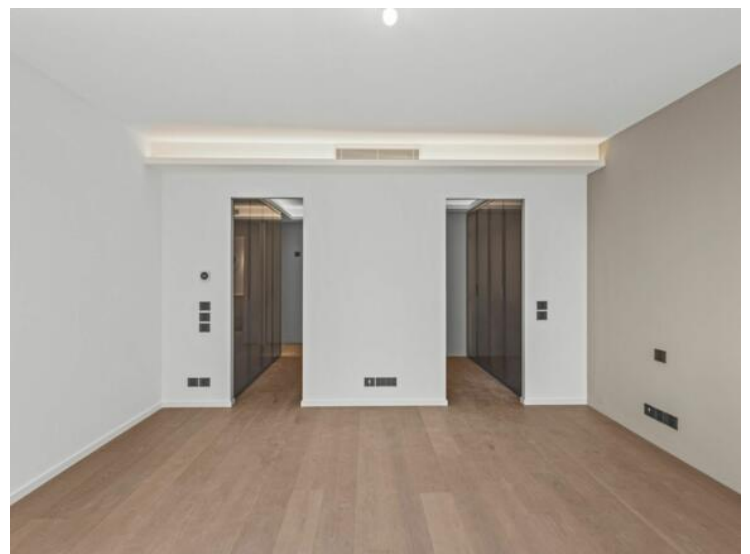
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A large, bright living room opens onto the dining room and a top-of-the-range, fully-equipped kitchen. The flat has 4 spacious bedrooms, each with its own en suite shower room to ensure your comfort. A large garden with jacuzzi, for delicious moments of relaxation overlooking the sea. A laundry room, 1 car park and a cellar. Additional parking spaces available.

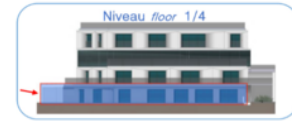
An exclusive, highly sought-after location with an idyllic setting and immediate walking distance to Monaco. Everything is close by: shops, transport, schools, restaurants, sports facilities, beaches and the paradisiacal coastal path of Cap d'Ail, for exceptional seaside walks.



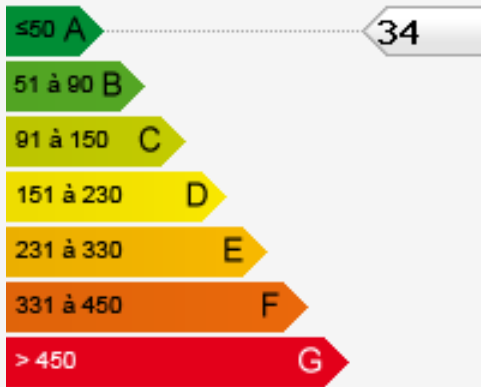




appartement (D) jardin - floor	
surface annonce	4,48 m <sup>2</sup>
surface habitable sans ascenseur	43,88 m <sup>2</sup>
surface / ascenseur	14,43 m <sup>2</sup>
surface pour mobilier	1,97 m <sup>2</sup>
<b>surface totale (D) / sans ascenseur</b>	<b>60,32 m<sup>2</sup></b>
surface ascenseur	7,70 m <sup>2</sup>
surface totale	4,26 m <sup>2</sup>
chambre 1 master bedroom	18,15 m <sup>2</sup>
vestibulaire ascenseur	14,48 m <sup>2</sup>
salle de bain bedroom	8,28 m <sup>2</sup>
wc	1,92 m <sup>2</sup>
chambre 2 bedroom 2	16,53 m <sup>2</sup>
salle d'eau wc bedroom wc	5,40 m <sup>2</sup>
chambre 3 bedroom 3	14,58 m <sup>2</sup>
salle d'eau wc bedroom wc	4,98 m <sup>2</sup>
chambre 4 bedroom 4	11,15 m <sup>2</sup>
vestibulaire ascenseur	8,38 m <sup>2</sup>
salle d'eau wc bedroom wc	5,15 m <sup>2</sup>
hall espace hall / right area	118,48 m <sup>2</sup>
total habitable / avec ascenseur	183,06 m <sup>2</sup>
surface jardin / sans ascenseur	119,16 m <sup>2</sup>



Consommations énergétiques



Émissions de gaz à effet de serre

