



## EXCEPTIONAL AND RARE PROJECT OF 474SQM OF FLOOR AREA LOT OF LAND

For sale

1 690 000 €

<i>Product type</i> <b>Land</b>	<i>Num rooms</i>	<i>City</i> <b>Beausoleil</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>1 398 m<sup>2</sup></b>	<i>Land area</i> <b>1 398 m<sup>2</sup></b>	<i>Ref.</i> <b>PPMIV01761</b>	

EXCEPTIONAL - Sole agent, just over five minutes from Monaco, in the Chemin des Révoires district, a very rare plot of land of 1,398sqm with 474sqm of projected floor, offering panoramic views of the Mediterranean Sea and the Principality.

Location The plot is ideally located just a few minutes from the Principality of Monaco, which can be reached in around 5 to 7 minutes by car. This proximity allows you to benefit from the hustle and bustle and high-end services of Monaco, while offering a peaceful and exclusive living environment.

Surface area and buildability The plot measures 1,398 m<sup>2</sup>, and the BUILDING PERMIT ACCEPTED AND CLEANED OF ANY CLAIM has been granted for the construction of a modern luxury villa with a projected floor area of 474 m<sup>2</sup> on two levels and a basement. It can accommodate four en suite bedrooms, including a master bedroom on the garden level. This space offers great flexibility for designing a luxurious residence with spacious, light-filled living spaces, potentially including leisure areas (games room), a gym and relaxation areas (cinema, spa). Outside, the property benefits from a planted garden and a 3.60 m by 12.20 m (44 m<sup>2</sup>) swimming pool.

View and environment The plot offers exceptional panoramic views of the Mediterranean Sea and the Principality of Monaco. The south-facing aspect of the plot allows you to enjoy magnificent sunrises and



optimal natural light throughout the day. The panorama extends over the azure waters of the Mediterranean and Monaco's iconic buildings, providing a breathtaking visual backdrop.

Accessibility and convenience Monaco's proximity guarantees quick access to luxury amenities, including Michelin-starred restaurants, haute couture boutiques, wellness centres and world-class sports facilities. Monaco's international schools, medical centres and financial services are also within easy reach.

Natural environment The plot is located above a classified wooded area, in a quiet, unoverlooked setting.

Conclusion This building plot is a rare gem for those seeking a combination of luxury, tranquillity and proximity to Monaco. It represents an exceptional opportunity to build a modern, prestigious villa in a unique setting, with breathtaking views over the Mediterranean and the Principality of Monaco.



