



## Waterfront property in Cap d'Ail with beach & dock access

For sale

25 000 000 €

<i>Product type</i> <b>House</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>588 m<sup>2</sup></b>	<i>Bedrooms</i> <b>7</b>	<i>Bathrooms</i> <b>7</b>	<i>Parkings</i> <b>12</b>
<i>Box</i> <b>1</b>	<i>Furnished</i> <b>Yes</b>	<i>Ref.</i> <b>84764105</b>	

Magnificent waterfront property located in Cap D'ail, less than 2 km from the principality of Monaco, offering a luxurious and exclusive experience facing the Mediterranean Sea. This 588m<sup>2</sup> or 6,329 square foot villa sits on a vast 4,654 m<sup>2</sup> or 50,095 square foot plot of land, providing breathtaking views of Mala Beach, Saint Jean Cap Ferrat, and the sparkling sea.

Upon arrival, you will be captivated by the splendid entrance that opens into a spacious living room and an elegant dining area, creating a refined and inviting living space. The fully-equipped kitchen features top-of-the-line appliances, a wine cellar, and a professional refrigerator, perfect for culinary enthusiasts.

The property boasts a total of 7 bedrooms, including 3 luxurious master bedrooms with walk-in closets, private bathrooms, and terraces with stunning sea views. Additionally, the 4 guest bedrooms also offer sea views and each comes with its own ensuite bathroom.

The relaxation amenities are truly exceptional. The villa includes a spa for indulgent moments, an indoor jacuzzi, and an outdoor jacuzzi, allowing you to enjoy water pleasures while taking in the coastal scenery. An infinity pool invites you to cool off while overlooking the sandy beach below.





Direct access to the beach is a significant advantage, allowing you to immerse yourself in the crystal-clear waters of the Mediterranean at any time. Moreover, a private boat pontoon offers the opportunity to explore the surrounding coast and set off on sea adventures.

Convenience is ensured with a garage for two cars and outdoor parking space for up to 12 vehicles, providing ample room for hosting guests. Additionally, a studio for the property caretaker ensures security and hassle-free maintenance.

The construction of this exceptional residence was carried out by the prestigious company AJR Construction, while the interior design was entrusted to Madam W, guaranteeing a polished and harmonious aesthetic. Quality furniture comes from renowned brands such as Baxter, Minotti, Baker, Visionnaire by Cavalli, and Davidson. The bathrooms feature fixtures from esteemed brands like Antonio Luppi, Gessi, THG, and Decor Walther. Completing the ensemble, the lighting fixtures are sourced from prestigious names like Lasvit and Wired, and the marble used is from the prestigious brand ICONCI.

This waterfront villa in Cap D'ail represents a rare opportunity to live in a sumptuous environment, offering a perfect blend of exquisite design, absolute comfort, and breathtaking views of the Mediterranean Sea. It provides an exceptional living setting for those seeking exclusivity and elegance by the sea.













