



## Cap d'Ail: feet in the water

For sale

25 000 000 €

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| <i>Product type</i><br><b>House</b>             | <i>Num rooms</i><br><b>6</b>                   |
| <i>City</i><br><b>Cap-d'Ail</b>                 | <i>Country</i><br><b>France</b>                |
| <i>Living area</i><br><b>588 m<sup>2</sup></b>  | <i>Land area</i><br><b>4 654 m<sup>2</sup></b> |
| <i>Total area</i><br><b>5 242 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>+5</b>                   |
| <i>Bathrooms</i><br><b>+5</b>                   | <i>Parkings</i><br><b>+5</b>                   |
| <i>Condition</i><br><b>Luxurious services</b>   | <i>Release date</i><br><b>Now</b>              |
| <i>Ref.</i><br><b>VF416</b>                     |  |

A magnificent property “with its feet in the water” in La Mala, ideally located just a few minutes from the Principality of Monaco and offering a breathtaking view of the sea. The villa is luxuriously and tastefully furnished (Minotti, Baxter, Baker...) and has very high quality fittings, combining elegance and modern comfort.

It has three large reception rooms opening onto a sunny terrace, offering an exceptional living environment. The seven bedrooms, each with its own bathroom and dressing room, guarantee absolute privacy. A sauna, a true wellness oasis, completes the offer.

A fitness room is available so that all contemporary requirements for comfort and well-being can be met. The property also includes an independent janitor's house, providing security and peace of mind.

A carefully maintained landscaped

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garden with direct access to the sea and an infinity pool complete the idyllic setting.

This 588 m<sup>2</sup> property with a breathtaking view of the sea is spread over five levels. The spacious entrance area opens onto three beautiful reception rooms, all of which lead onto a large terrace. The villa has seven bedrooms, including three master bedrooms, as well as a sauna and steam room. A state-of-the-art elevator connects the different levels and ensures optimal comfort.

The villa sits on a 4500 m<sup>2</sup> plot and has direct access to the beach and a private jetty. Large terraces on each floor overlook a heated pool elegantly integrated into the natural stone of the property.

This highly secured villa is one of the most prestigious on the market and is only minutes away from Monaco. A large garage offers space for several vehicles for added convenience.

The estate is among the most prestigious properties in the area, offering a one-of-a-kind location and splendid sea and coastal views.











