



## Roquebrune Cap Martin - Luxurious duplex with terrace, swimming pool and panoramic sea views

For sale

Co-exclusive

6 100 000 €

<i>Product type</i> <b>Duplex</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>District</i> <b>Cabbe-Saint Roman</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>260 m<sup>2</sup></b>
<i>Terrace area</i> <b>40 m<sup>2</sup></b>	<i>Total area</i> <b>300 m<sup>2</sup></b>
<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>3</b>
<i>Parkings</i> <b>+5</b>	<i>Cellar</i> <b>1</b>
<i>Condition</i> <b>Luxurious services</b>	<i>Ref.</i> <b>SP-RB-85510240</b>

Located in Roquebrune-Cap-Martin, at the gates of Monaco, this exceptional duplex apartment is located in an exclusive three-storey building, offering a breathtaking view of the sea. This prestigious setting benefits from many high-quality amenities, including a swimming pool, a gym and a sophisticated security system with video surveillance in the car park and common areas. Accessible by interior elevator, this rare property combines absolute comfort and prestigious services.

With an area of approximately 260 m<sup>2</sup>, it is composed as follows:

On the first floor: an elegant entrance leading to a large living room with dining room, a modern kitchen, a bedroom with bathroom and toilet, as well as a sumptuous master suite with bathroom and dressing room. This level also includes a guest toilet, a laundry room and a private interior staircase connecting to the garden level.



On the garden level: a hallway leading to a wine cellar, a technical room, a cloakroom, a lounge, a summer kitchen, a loggia, and a bedroom with bathroom. This level also benefits from the exclusive enjoyment of a magnificent terrace with swimming pool and three plots, accessible by an external staircase and an internal elevator.

Six parking spaces, equipped with an electrical box, complete this exceptional property.

A unique property, combining luxury, comfort and a privileged location at the gates of Monaco.









