



5 700 000 €

**Buying apartment**

**4 rooms**

**Surface : 155 m<sup>2</sup>**

**Year of construction : 2024**

**Exposition : Sud**

**View : Mer**

**Hot water : Collective**

**Inner condition : new**

**Standing : luxury**

**Building condition : new**

**Features :**

Lift, Double Glazing, Secured residence, Calm, Reinforced door, residential, Toit-terrasse, Electric shutters, Accès PMR, Jacuzzi

3 bedrooms

2 terraces

1 bathroom

3 showers

4 WC

2 parkings

1 cellar

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

27/07/2024 - Prix T.T.C



## Apartment 3248 Cap-d'Ail

**EXCLUSIVE:** Come and discover this elegant 4-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 155 m<sup>2</sup> of living space, complemented by 183 m<sup>2</sup> of outdoor space with exceptional panoramic sea views. A large, bright living room opens onto the dining room and a top-of-the-range, fully-equipped kitchen. The flat has 3 spacious bedrooms, each with its own en suite shower room to ensure your comfort. Roof terrace with jacuzzi, breathtaking panoramic sea views. A laundry room, 1 car park and a cellar. Additional parking spaces available. Exclusive, highly sought-after location with an idyllic setting and within walking distance of Monaco. Everything is close by: shops, transport, schools, restaurants, sports facilities, beaches and the heavenly coastal path of Cap d'Ail, for exceptional seaside walks.

Fees and charges :

Well condominium

4 lots in the condominium 5 700 000 € fees included

