



18 300 000 €

**For sale property**

**17 rooms**

**Surface : 640 m<sup>2</sup>**

**Surface of the land : 391 m<sup>2</sup>**

**Year of construction : 2024**

**Exposition : Sud**

**View : Mer**

**Inner condition : new**

**External condition : new**

**Features :**

Lift, Double Glazing, Sécurisé, Portes blindés, residential

13 bedroom

5 terraces

4 bathrooms

13 show ers

17 WC

4 garage

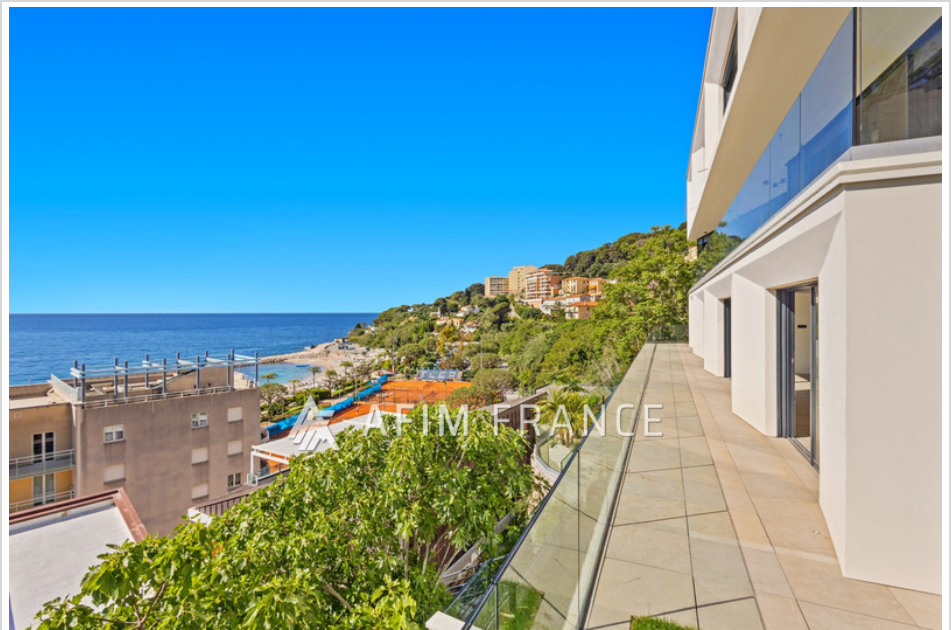
4 parkings

4 cellars

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Property 3248 Cap-d'Ail

**RARE!** New luxury building overlooking Cap d'Ail's Marquet beach and just a few minutes' walk from Monaco's Fontvieille district. Currently divided into 4 large independent flats: Ground floor: 5 rooms 183 m<sup>2</sup>, terrace/garden 119 m<sup>2</sup>. Ground floor: 4 rooms 161 m<sup>2</sup>, terrace/garden 102 m<sup>2</sup>. Ground floor: 4 rooms 141 m<sup>2</sup>, terrace 38 m<sup>2</sup>. Ground floor: 4 rooms 155 m<sup>2</sup> with private roof terrace 183 m<sup>2</sup>. 4 private outdoor parking spaces included + possibility of basement parkings.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Document non contractuel - 21/12/2024

