

Luxury Contemporary Villa with Sea Views

For sale France

5 950 000 €

Type	For sale	Total area	2 258 sqm
Product type	Villa	Living area	238 sqm
Number of rooms	5	Land area	2 020 sqm
City	Roquebrune-Cap-Martin,	Bedrooms	4
Country	France	Cellars	1
Condition	Luxurious services	Box	1
In collaboration with	SAS RIVIERA PROPERTIES		

Roquebrune-Cap-Martin – In a private, secure elevated domain with breathtaking panoramic views of the Cap Martin coast, this magnificent 238 m² contemporary villa offers exceptional comfort and luxury. Spread over two levels, the villa features a spacious living/dining area with semi-open kitchen, a master suite with dressing and en-suite bathroom, three additional bedrooms each with en-suite bathrooms, and multiple terraces to enjoy the sun and views. Outdoors, the property includes a landscaped garden, a swimming pool with sun deck, and a double garage with sheltered access. High-end finishes, custom-made furniture, Italian doors, LED lighting, domotics, and air conditioning ensure maximum comfort and style. Just minutes from Monaco's luxury palaces, Michelin-starred restaurants, and world-class events. Agency fees of 5% included, payable by the seller.

Key Features :

- 5 rooms / 4 bedrooms
- Living area: 238 m²
- Plot: 2,020 m²
- Contemporary style, new build
- Panoramic sea & city views
- South-facing
- 3 terraces
- Swimming pool with sun deck
- Double garage with sheltered access
- Master suite with dressing & en-suite
- 3 additional bedrooms with en-suite bathrooms
- Semi-open kitchen
- Garden & landscaped grounds
- High-end finishes & custom-made furniture
- Air conditioning, domotics, LED lighting

Composition by Levels :

Ground floor (Rez-de-chaussée)

- Entrance / hallway
- Living & dining room
- Semi-open kitchen

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- Master bedroom with dressing & en-suite shower room
- 3 terraces

Garden level (Rez-de-jardin)

- 3 bedrooms with en-suite bathrooms
- Dressing (bedroom 2)
- Laundry & storage
- Guest WC
- Garden & swimming pool
- Double garage

Technical & Prestations

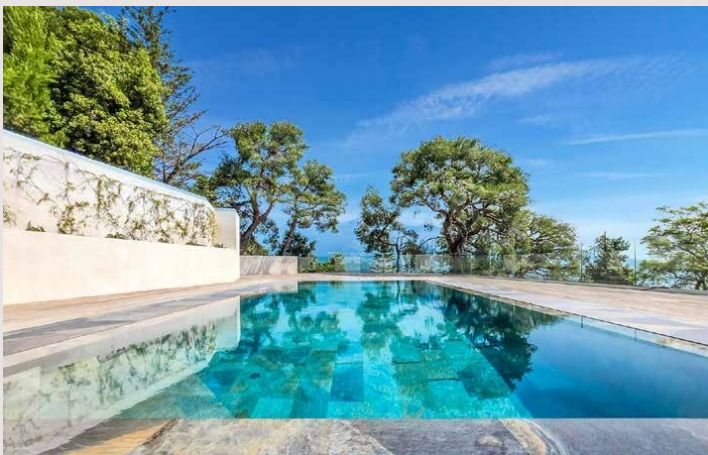
- Air conditioning & underfloor heating (heat pump)
- Domotics & LED lighting
- Sliding windows & double glazing
- Security door & videophone
- Internet & fiber optic
- Italian doors, custom wood dressings & kitchen
- Pool

6. Legal Information

- **Agency fees:** 5% included, payable by the seller
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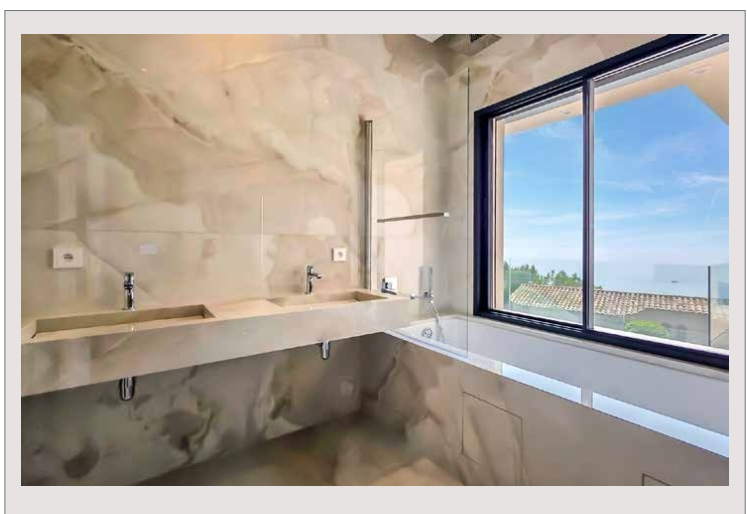
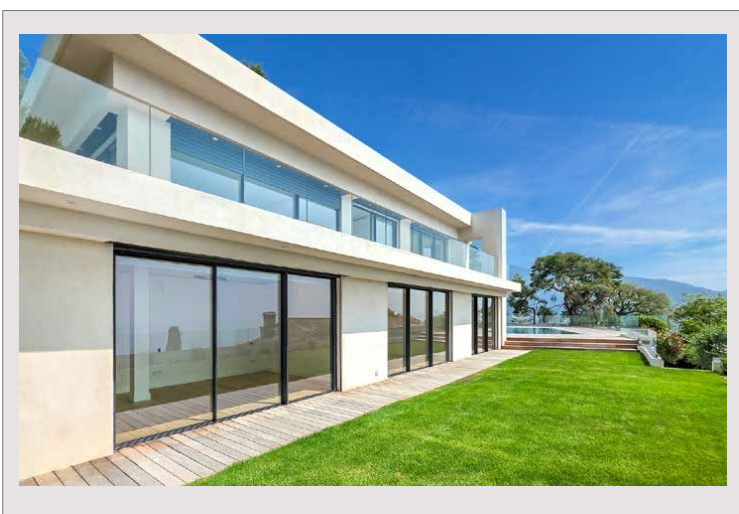
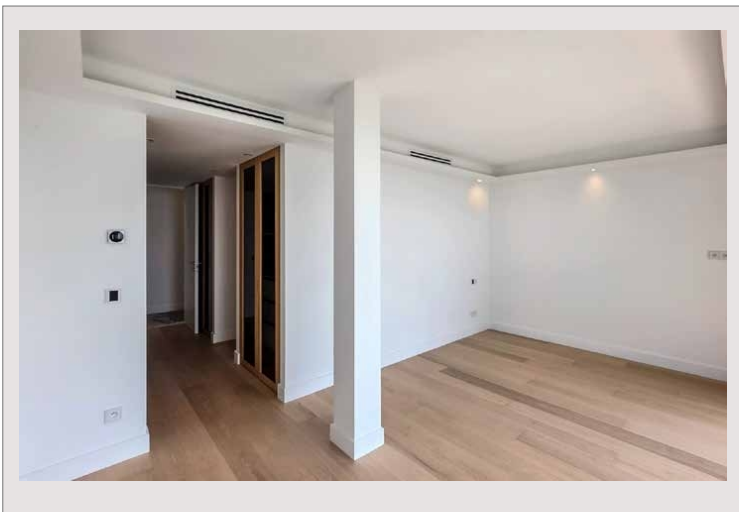
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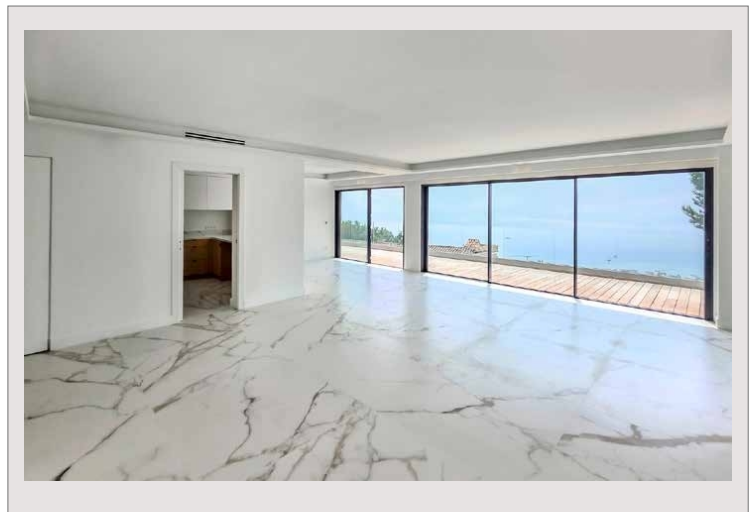
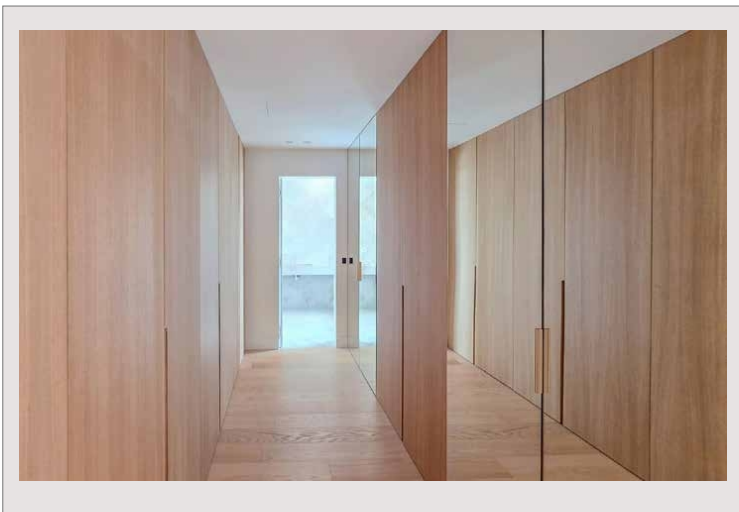
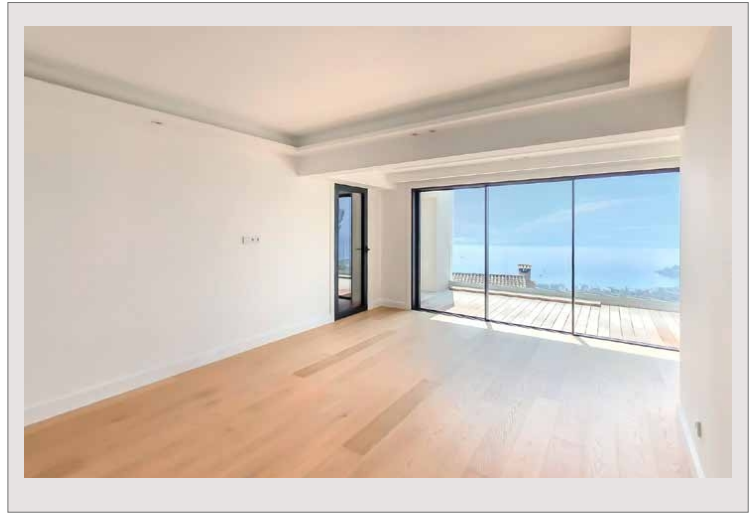
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