

Cap d'Ail – Luxury Residence – 3 Bedroom Duplex Apartment

For sale France

Sole agent

2 650 000 €

The apartment comprises: Spacious, light-filled living area featuring a double living room, open-plan kitchen, and access to a vast south-facing terrace with sea views. Three bedrooms on the upper level, each with en-suite bathroom and walk-in closet; the master suite boasts a private panoramic terrace as well as access to the terrace and garden. Two swimming pools within the residence and two enclosed garages complete this high-quality offering in a prime location on the Côte d'Azur.

Product type	Apartment	Num rooms	4
Total area	314 m ²	Num bedrooms	3
Living area	230 m ²	Num cellars	1
Terrace area	84 m ²	Num box	2
View	Unobstructed view	City	Cap-d'Ail
Exposure	South	Country	France
Condition	Good condition	Annual costs	10 800 €
Meublé	Yes		

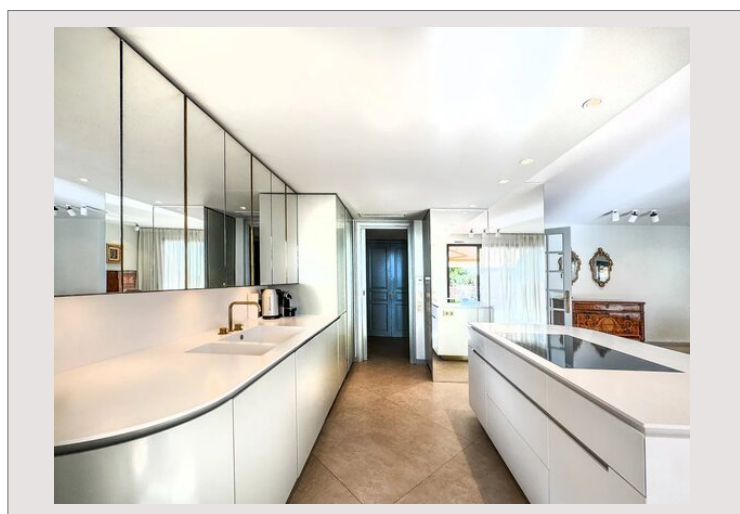
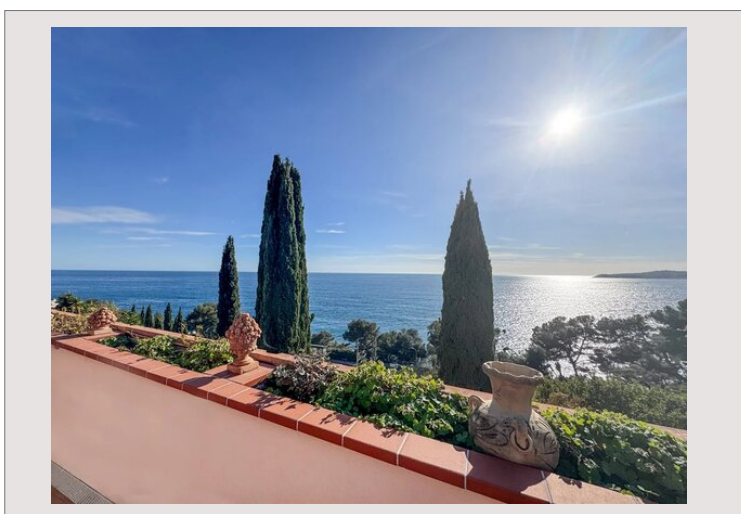
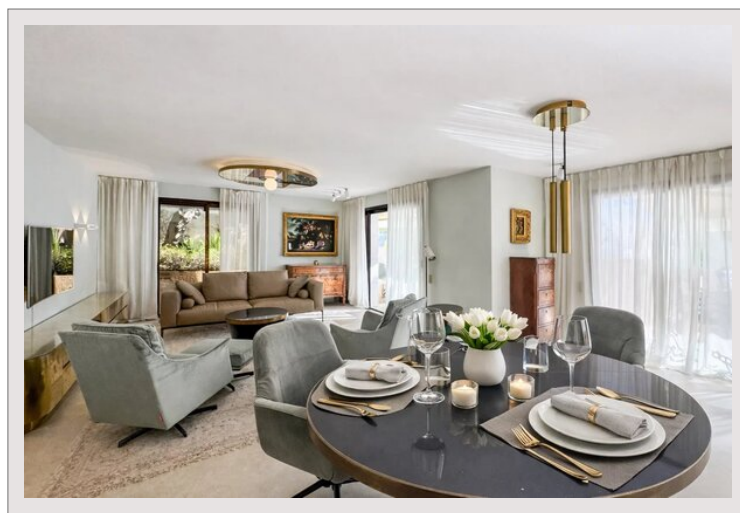
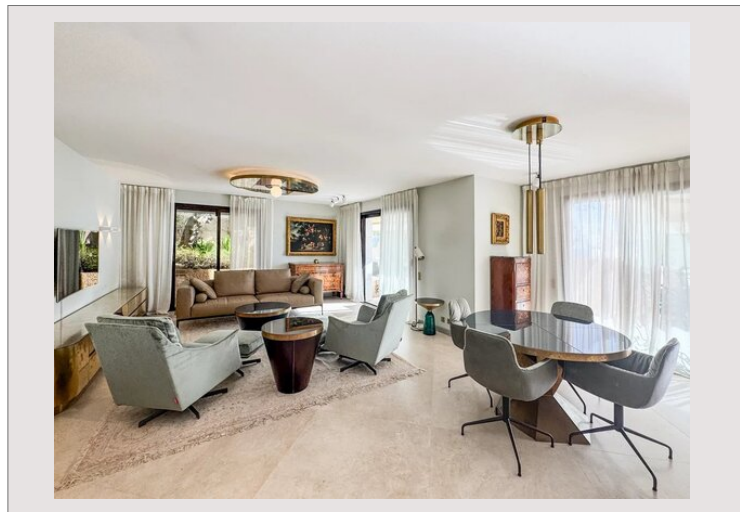
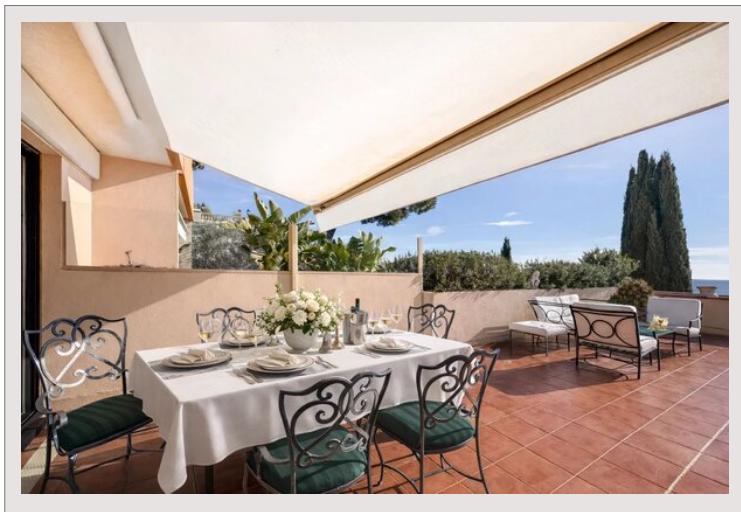
In a privileged location in Cap-d'Ail, directly on the border with Monaco, this exceptional apartment is situated within a fully secured residence, architecturally harmoniously integrated into the Mediterranean landscape. It combines generous proportions, refined elegance, and uninterrupted panoramic views over the Mediterranean Sea extending to the peninsula of Saint-Jean-Cap-Ferrat.

The light-filled living area, featuring a spacious double reception room, dining area, and open-plan fully equipped kitchen, creates an impressive living atmosphere. Expansive floor-to-ceiling windows open onto the vast south-facing terrace, seamlessly blending indoor and outdoor spaces. Several lounge areas as well as an al fresco dining space create a unique ambiance, enhanced by the southern exposure and breathtaking sea views.

The upper level comprises three generously proportioned bedrooms, each with en-suite shower room and walk-in wardrobe. The master bedroom additionally benefits from a private panoramic terrace. A sheltered garden complements this level, offering a peaceful and discreet retreat.

The exclusive residence features two elegantly integrated swimming pools. Two closed garages complete this prestigious offering in one of the most sought-after locations on the Côte d'Azur — a rare and exceptional opportunity for discerning buyers.

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