

1 700 000 €

Contact agency

AFIM Real Estate

7 impasse du Stade, Port de Cap d'Ail

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For sale appartement de caractère

4 rooms

Surface : 96 m²

Exposition : Sud ouest

View : Mer panoramique

Features :

lift, double glazing, gated, CALM, residential, electric blinds, electric shutters, Visitor Parking

3 bedroom

2 terraces

1 bathroom

1 shower

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



### Appartement de caractère 3290 Cap-d'Ail

Magnificent 96 m² character penthouse nestled on the 8th and top floor of a luxurious, secure residence with caretaker in the heart of a peaceful park, in a sought-after residential area of Cap-d'Ail, a stone's throw from the legendary Mala beach. This exclusive property with private elevator access, offers a breathtaking and panoramic view of the Mediterranean, Cap Ferrat and the Esterel, bathed in light the apartment includes a living room and a dining room opening onto a vast terrace of 52 m² and a balcony of 7 m², a separate equipped kitchen, a master bedroom with its dressing area and its en-suite bathroom opening onto a second terrace of 68 m², a second bedroom with ensuite shower room, opening onto the terrace and a third small spare bedroom. This property benefits from a closed garage as well as parking spaces for your visitors in the residence. A rooftop apartment in a true haven of peace, with its large terraces in a luxury residence. The charming town of Cap-d'Ail, nestled between Monaco and Nice, enjoys a privileged geographical location with easy access to the Mediterranean Sea. It is renowned for its picturesque landscapes, its almost year-round sunny climate, and its Belle Époque architecture. In addition to these natural and cultural attractions, real estate in Cap-d'Ail is robust, with a stable market offering a variety of apartments, from modern residences to historic villas. The

