

Price on request

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale apartment

4 rooms

Surface : 89 m²

3 bedroom

1 bathroom

1 shower

3 WC

1 parking



Apartment 8923 Nice

Located in one of the most sought-after and residential areas of Cap d'Ail, just 5 minutes from the Principality of Monaco and a short walk from the coast, this magnificent luxury duplex offers an exceptional living environment, combining luxury, comfort and privacy. With a surface area of 89 m² (Carrez law), this rare co-ownership property benefits from fully independent access as well as private parking. It is all part of a high-end secure residence with a caretaker, swimming pool, gym, and landscaped grounds. The ground floor opens onto a vast living room bathed in light thanks to its three large openings, decorated with a fireplace and extended by a spacious terrace of approximately 40 m² offering a panoramic view of the sea, without any vis-à-vis. The independent kitchen, of good size, is completed by a functional laundry area. Upstairs, accessible via an internal staircase, the sleeping area guarantees complete privacy. Two large bedrooms, each with its own shower room or bathroom, open onto a balcony with breathtaking views of the Mediterranean and the surrounding vegetation. A third room, currently used as a guest bedroom, can also be used as an office. The property also includes three toilets, numerous storage spaces, and a cellar under the stairs. A few renovations will reveal the full potential of this exceptional property, nestled in a green setting with a peaceful atmosphere. Contact Carlo Berenguer at 07 60 76 86 86

Document non contractuel

19/08/2025 - Prix T.T.C

