



AFIM FRANCE

T. +33 (0)4 93 78 19 19 | WWW.AFIMFRANCE.COM



1 700 000 €

For sale appartement de caractère

4 rooms

Surface : 96 m²

Exposition : Sud ouest

View : Mer panoramique

Features :

Lift, Double Glazing, Secured residence,
Calm, residential, Electric blinds, Electric
shutters, Visitor Parking

3 bedroom

2 terraces

1 bathroom

1 shower

1 garage

2 parkings

Legal information

1 700 000 €

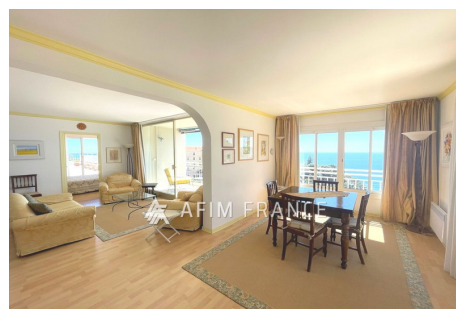
Fees paid by the owner, well
condominium(106 lots in the
condominium), annual current expenses
3 876 € (323 € monthly), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



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...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B
Estimated annual energy between 1130 and 1590 € (reference year 2021)
Document non contractuel - 13/12/2025



AFIM FRANCE - Port de Cap d'Ail, 7 impasse du Stade - 06320 Cap d'Ail
T. +33 (0)4 93 78 19 19 - realestate@afimfrance.com - www.afimfrance.com

Code NAF 6831Z - SIRET 432 077 303 00027 - Document non contractuel