



AFIM FRANCE

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



5 700 000 €

For sale apartment

4 rooms

Surface : 155 m²

Year of construction : 2024

Exposition : Sud

View : Mer

Hot water : Collective

Inner condition : new

Standing : luxury

Building condition : new

Features :

Lift, Double Glazing, Secured residence, Calm, Reinforced door, residential, Toit-terrasse, Electric shutters, Accès PMR, Jacuzzi

3 bedroom

2 terraces

1 bathroom

3 showers

4 WC

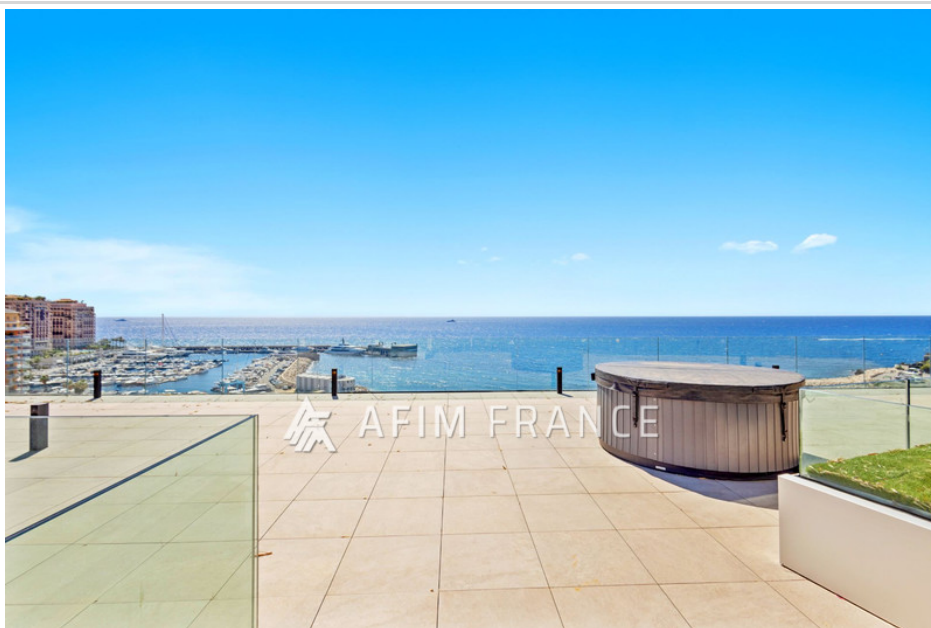
2 parkings

1 cellar

Legal information

5 700 000 €

Fees paid by the owner, well condominium(4 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 3248 Cap-d'Ail

EXCLUSIVE: Exceptional Location! Discover this elegant 4-room apartment on the top floor, located in a new luxury building overlooking Marquet Beach in Cap d'Ail and just a few minutes' walk from the Fontvieille district in Monaco. Ideally south-facing, this newly built property offers a generous living area of 155 m², complemented by outdoor spaces totaling 183 m², with an outstanding panoramic sea view. A large and bright living room opens onto the dining area as well as a fully equipped high-end kitchen. The apartment features 3 spacious bedrooms, each with its own shower room for your comfort. A large private rooftop terrace with a jacuzzi and breathtaking panoramic sea views. Laundry room, 1 parking space, and a cellar. Additional parking spaces available. Reduced notary fees. Exclusive and highly sought-after area known for its idyllic setting and immediate walking proximity to Monaco. Everything nearby: shops, transportation, schools,...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A
Document non contractuel - 07/12/2025



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