



## Contemporary - Private and Secure Domain

5 950 000 €



### DESCRIPTIVE :

Located in a quiet residential area, in a small, private and secure estate, in a high position and benefits from superb views of the sea and Cap Martin, this magnificent new contemporary villa of 238SQ.M nestled on a 2020SQ.M plot comprises two levels:

- On the ground floor: entrance hall, a large living/dining room, a semi-independent kitchen, a master bedroom with an en-suite bathroom and dressing room, and three terraces.
- On the garden level: 3 bedrooms with en-suite shower rooms, one of which has a dressing room, a guest toilet, a laundry room, and storage.

The villa features large terraces, a mirror-effect pool, and a double garage with an electric gate and sheltered access to the house.

It has been completely renovated with high-end finishings and benefits from: air conditioned home automation, LED backlighting, double glazing, sliding windows, internet, dual-flow ventilation, electric gate, security door, and video intercom. The Italian-style doors, walk-in closets, cupboards, and wooden kitchen were custom-made by a master cabinetmaker. A true haven of peace, just 15 minutes from the Principality of Monaco and its shops, restaurants, and beaches.

Co-owned property: Yes

Number of units: 4

No pending proceedings (Articles 29-1A/29-1 of Law 65-557, L.615-6 of the French Civil Code)

Monthly co-ownership fees: xxx

Property tax: xxx

Energy consumption: x- xxxKwh/m<sup>2</sup>/year

GHG emissions: x - xxKgCO<sup>2</sup>/m<sup>2</sup>/year

Information on the risks to which this property is exposed is available on the Géorisques

### DETAILS



\*238 m<sup>2</sup>



New



4



Facing south east



Sea, Monaco, Panoramic view

\*marketable surface area



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website <http://georisques.gouv.fr>  
Agency fees will be fully paid by the seller.

**REF: VF424**

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