

Villa Roquebrune-Cap-Martin

Sea view, quiet area

Price: 2 700 000 €

270m² (2906sq ft)



Description:

Modern Villa Project with Sea Views - Roquebrune-Cap-Martin

Peaceful Riviera Living Between Monaco and Menton

Set in the quiet hills of **Roquebrune-Cap-Martin**, this elegant modern villa project offers breathtaking **sea views and panoramic vistas over the hills of Menton**. Perfectly located between Monaco and the Italian Riviera, the property combines modern architecture, nature, and proximity to the Mediterranean lifestyle.

The **construction permit is already grounded** for a refined **260 sqm contemporary villa** on two levels. The design includes a **flat 1,000 sqm garden** with swimming pool, terraces, a garage, and parking spaces. The home will feature **4 bedrooms, 4 bathrooms**, and bright living spaces with a seamless indoor-outdoor flow.

Property Highlights:

- **260 sqm modern villa project** on 2 levels
- **Large living and dining area** with open-plan kitchen
- **South-east facing** for natural light
- **1,000 sqm flat garden** with swimming pool
- **Spacious terraces** with sea and Menton hill views
- **Located in a quiet residential area**
- **4 bedrooms | 4 bathrooms | 2 separate WCs**
- **Garage + 2 parking spaces** | Cellar

Prime Location & Lifestyle

- 10 minutes from Monaco
- 15 minutes to Monaco Tennis & Golf Clubs
- 15-minute walk to the beaches
- 25 minutes to Nice Airport
- Close to shops, restaurants, and schools

This modern villa project offers a rare opportunity to create your own elegant home in one of the most desirable areas on the Côte d'Azur. Whether as a family residence or investment, it combines peace, luxury, and easy access to Monaco and the sea.

☐ **Contact ISM Property today to arrange your private viewing.**

Reference ad: bellev

Year of construction:

DPE: 000 kWh/m²

GES: 000 CO₂/m²

Charges:

Taxes:

Details:

- | | | |
|-----------------|-------------|-----------------|
| ▶ 4 Bathroom | ▶ 1 Garage | ▶ 1 Cellar |
| ▶ 4 WC | ▶ 1 Kitchen | ▶ 1 Dining room |
| ▶ 4 Bedroom | ▶ 2 Parking | ▶ 2 Terrace |
| ▶ 1 Living room | | |

Features:

- | | | |
|---------------------|----------------------|---------------------------|
| ■ Pool | ■ Pool house | ■ Bedroom on ground floor |
| ■ Double glazing | ■ Laundry room | ■ Calm |
| ■ Secured residence | ■ Residential | ■ Electric blinds |
| ■ Electric shutters | ■ Visitor parking | ■ Absolute calm |
| ■ Fenced | ■ Tracking | ■ Marked |
| ■ Fruit trees | ■ Quiet neighborhood | |

Map:

