

Villa Roquebrune-Cap-Martin

Villa near Monaco, open sea view

Price: 8 500 000 €

300m² (3229sq ft)



Description:

Luxury Villa with Panoramic Sea and Monaco Harbour Views - Roquebrune-Cap-Martin

Exceptional Riviera Living with Front-Row Views of Monaco

Located just minutes from Monaco, this **luxury villa of 300 sqm** sits on **1,100 sqm of land** in the sought-after heights of Roquebrune-Cap-Martin. Enjoy open sea views and an uninterrupted panorama of Monaco's harbour and skyline from your south-west facing terraces.

Elegant Design and Outstanding Features

The villa is set across **three levels** and includes a spacious **living room with fireplace**, an **open-**

plan kitchen, and **four large bedrooms with en-suite bathrooms**. Additional amenities include a **guest WC**, **utility room**, **cellar**, and **private lift** for convenience.

A **swimming pool** with pool house, **independent guest house**, and **3 private parking spaces** complete this exceptional offering.

Property Highlights:

- **300 sqm interior | 1,100 sqm of land**
- **Open-plan kitchen | Dining room**
- **Independent guest house**
- **South-west exposure**
- **4 bedrooms | 4 bathrooms | 5 WCs**
- **Lift | Utility room | Cellar**
- **3 parking spaces**
- **Living room with fireplace**
- **Swimming pool + pool house**
- **Terraces with panoramic views**

Prime Location with Riviera Prestige

- **Walk to Monaco and the beaches**
- **25 mins to Nice Airport | 10 mins to Italian border**
- **Near schools, shops, and transport**
- **View Monaco Yacht Show, Grand Prix & Fireworks from your terrace**

This villa offers the perfect blend of elegance, light, and breathtaking views - a rare opportunity just next door to Monaco.

☐ Contact ISM Property today to arrange a private viewing.

Reference ad: AL

Year of construction: 2000 **DPE:** 85 kWh/m² **GES:** 2 CO₂/m²

Charges:

Taxes:
3500

Details:

- ▶ 4 Bathroom
- ▶ 1 Kitchen
- ▶ 3 Parking
- ▶ 1 Cellar
- ▶ 1 Dining room
- ▶ 3 Terrace
- ▶ 5 WC
- ▶ 4 Bedroom
- ▶ 1 Living room

Features:

- Pool
- Fireplace
- Automatic gate

- Pool house
- Laundry room
- Reinforced door
- Fenced
- Fruit trees
- Double glazing
- Calm
- Electric blinds
- Tracking
- Quiet neighborhood
- Automatic watering
- Lift
- Electric shutters
- Marked

Map:



