

Apartment Roquebrune-Cap-Martin

French Riviera, water front apartment near Monaco

Price: 268 000 €

33m² (355sq ft)



Description:

Seafront Apartment in Roquebrune-Cap-Martin

Luxury Coastal Living Minutes from Monaco

Your Private Retreat Overlooking the Mediterranean

Looking for a **waterfront apartment near Monaco** with panoramic sea views and sunny terraces? This **2-bedroom apartment in Roquebrune-Cap-Martin** is the perfect Riviera pied-à-terre — just steps from the beach and a 10-minute drive from the glamour of Monaco.

Located in the desirable **Carnolès area**, the apartment enjoys a privileged **south-west exposure**, flooding the interiors with sunlight all day long. Enjoy your morning coffee overlooking the waves and end your evenings with Riviera sunsets from your private terrace.

Sunlit Comfort & Investment Potential

Set on the **4th floor of a secure residence with lift access**, this **33 sqm apartment** is in good condition and ready to personalise with light renovation. The living area opens onto a spacious **11 sqm terrace** facing the sea — a rare find in this location.

Property Highlights:

- **2 Bedrooms** - Including a smaller room without window
- **11 sqm Sea-Facing Terrace** - Southwest orientation for optimal sun
- **Double Glazing & Reinforced Door**
- **1 Bathroom + Independent WC**
- **4th Floor with Lift** - Easy and secure access
- **Quiet, Secured Residence**
- **Open-Plan Living Room & Kitchen**
- **Optional Private Underground Garage** - €44,000 (not included)

Prime Riviera Location Steps from the Beach

- **Seafront Location** - Directly opposite the beaches
- **10 Minutes Drive to Monaco**
- **Walk to Town Centre & Shops**
- **Quick Access to Train Station and Bus 600 / 610 (airport)**

Live at the heart of the Riviera — surrounded by nature, nightlife, and cultural events. Roquebrune-Cap-Martin is your serene coastal escape with the Principality just next door.

Why Invest in This Seafront Apartment?

- **Ideal Holiday Home** - Perfect for seasonal stays or weekend escapes
- **Close to Monaco Events** - Yacht Show, Grand Prix, Tennis Masters & more
- **Excellent Rental Potential** - Attractive location for short- or long-term lets
- **Sun, Sea & Lifestyle** - A rare combination of coastal living and urban convenience

Enjoy the Riviera lifestyle in a bright and tranquil seafront apartment. Wake up to open sea views, walk to the beach, and experience the glamour of Monaco at your doorstep.

□ **Contact ISM Property today to arrange a private viewing of this seafront gem in Roquebrune-Cap-Martin.**

Year of construction: 1996

DPE: 180 kWh/m²

GES: 5 CO₂/m²

Charges:

80€ /month

Taxes:

950€ /year

Details:

- ▶ 1 Garage
- ▶ 1 Bedroom
- ▶ 1 Living room

- ▶ 1 WC
- ▶ 1 Terrace
- ▶ 1 Workshop

- ▶ 1 Kitchen
- ▶ 1 Shower

Features:

- Double glazing
- Secured residence
- Tracking

- Calm
- Reinforced door
- Quiet neighborhood

- Lift
 - Building-estata
-

Map:





