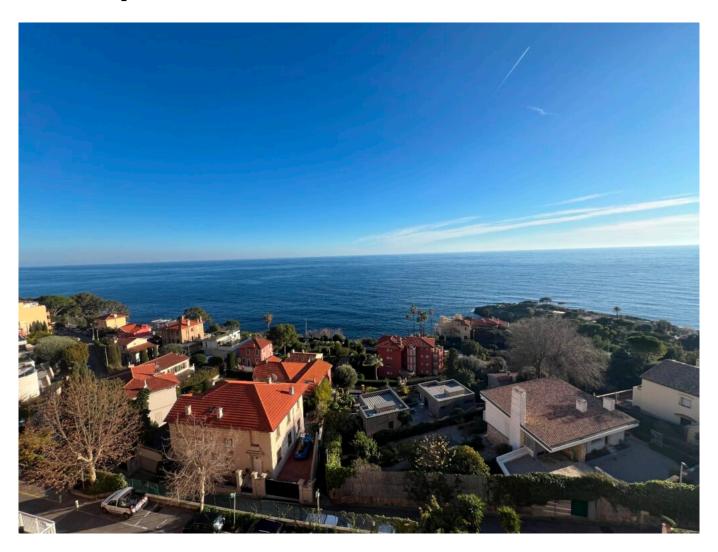
## **Apartment Cap-d'Ail**

Open sea view, quiet area, near beach "Mala" in Cap d'ail

Price: 780 000 € 75m<sup>2</sup> (807sq ft)



**Description:** 

# Sea View Apartment with Terraces Near Mala Beach - Cap-d'Ail

# Elegant Riviera Living with Views Over Saint-Jean-Cap-Ferrat

This recently renovated **2-bedroom apartment** offers a peaceful setting with **open Mediterranean views**, located in a quiet and exclusive area of Cap-d'Ail. Just a **short walk to Mala Beach** and Monaco, this property is ideal as a second home or investment on the French Riviera.

## South-Facing, Renovated, and Ready to Enjoy

Located on an upper floor of a well-maintained residence with lift, this **75 sqm apartment** features a bright **30 sqm living room with open-plan kitchen**, and **two generous terraces totalling 20 sqm**. There are two bedrooms, two modern shower rooms, and two WCs.

#### **Property Highlights:**

- 75 sqm of living space
- 2 terraces totalling 20 sqm with sea views
- 2 bedrooms | 2 shower rooms | 2 WCs

- 30 sqm living room with open kitchen
- Air-conditioning | Central heating
- Armoured door, electric blinds and shutters

- Excellent condition | Recently renovated
- Optional private garage (€50,000)

#### Walk to Mala Beach and Monaco

- Short walk to Mala Beach & Marquet Beach
- Charming Belle Époque neighbourhood
- 10-minute walk to Monaco
- Close to shops, cafés, and coastal paths

This apartment offers the best of Riviera life — views, tranquillity, and access to Monaco and the sea, all wrapped in timeless coastal elegance.

☐ Contact ISM Property today to arrange a private viewing.

 Reference ad: mala

 Year of construction:
 DPE: N/C
 GES: N/C

 Charges:
 120€ /month

 Taxes:
 Details:
 ▶ 1 Garage
 ▶ 2 WC

 ▶ 1 Kitchen
 ▶ 2 Bedroom
 ▶ 1 Terrace

#### **Features:**

▶ 1 Shower

- Double glazingSecured residence
- Absolute calm
- Quiet neighborhood
- Calm
- $\blacksquare$  Reinforced door

▶ 1 Living room

- Building-estata
- Lift.
- Electric blinds
- Tracking

### Map:

