COLDWELL BANKER
EUROPA REALTY

Land Cap-d'Ail 1,063 m²



SALE PRICE : 3 150 000 €

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DESCRIPTION

CAP-D'AIL – BUILDING PLOT WITH SEA VIEW – PERMIT GRANTED – EXCEPTIONAL 4-BEDROOM VILLA PROJECT WITH EN-SUITE BEDROOMS AND A MAIN LIVING ROOM OF OVER 130 SQM

A rare and privileged seaside location in the highly sought-after town of Cap-d'Ail, very close to Monaco.

We are offering for sale a building plot ideally situated in a quiet, residential area, boasting a prime location with unobstructed sea views and a south-facing aspect, ensuring optimal sunshine throughout the day.

This property is sold with a building permit granted and free of any appeals, allowing for the construction of a magnificent, contemporary villa of approximately 470 sqm. The project offers top-of-the-range amenities, perfectly suited to a discerning clientele, in an exclusive setting on the French Riviera (elevator serving all 3 levels, gym and wellness center, etc.).

This plot represents a rare investment opportunity, whether for a primary residence, a second home, or a high-value heritage project.

Key Features:

- Exceptional beachfront location
- Unobstructed panoramic views
- South-facing aspect
- Building permit granted
- Luxury contemporary villa project (470 m²) with parking and swimming pool
- Prime location near Monaco

Full details available upon request.
Construction of the villa can begin immediately.

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FEATURES

Property type:	Land	Area:	1063.0 m²	Elevator:	Oui
Number of rooms:	6 rooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

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