

Maison Nice 360 m²



SALE PRICE : 9 500 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITY



DESCRIPTION

Located in the highly sought-after and confidential sector of Le Vinaigrier in Nice, this exceptional modern architect-designed property stands out as a rare architectural work of art, signed by the famous designer Jacqueline Morabito.

Perfect location and exposure

Built on South / South-West facing land, the property enjoys optimal sunshine throughout the day, offering you the privilege of admiring both sumptuous sunrises and sunsets. Located in an environment of absolute calm and completely preserved from any overlooked views, it achieves the feat of remaining connected to local life: the bakery, restaurants, and daily shops are within walking distance.

A theatrical entrance and a breathtaking panorama

From the moment you enter, the magic happens. We arrive in a sumptuous hall housing a monumental glass roof built from the bottom to the top of the villa. This is where the true architectural backbone of the property stands: a masterly spiral staircase over 10 meters high, designed as an authentic work of art. Visible from the outside through the glass, this staircase offers those who climb it an ascent facing the immensity of the sea, revealing what is arguably the most beautiful view on the Côte d'Azur. For absolute comfort and perfect accessibility, the villa also integrates an elevator serving the different levels.

Every main space in the home has been designed to frame this spectacular panorama. The large living room offers a striking double sea view: on one side, the Saint-Jean-Cap-Ferrat peninsula and the majestic bay of Villefranche; on the other, Nice, the Baie des Anges stretching to the Estérel, with the snow-capped peaks of the Alps as a backdrop. This masterpiece opens up via a huge pocket window, completely erasing the boundary between inside and outside.

Art of living and tailor-made amenities

Living spaces and reception: The vast living room opens entirely onto the terrace and the pool thanks to a large pocket window. When you swim in this masterly heated infinity pool, the water line literally blends into the blue of the bay of Villefranche-sur-Mer. On the edge, an exceptional fully equipped pool house (summer kitchen, dining room, shower, and toilet) promises unforgettable moments of conviviality.

Kitchen and conviviality: The main kitchen, with its generous volumes, is entirely custom-made and equipped with top-of-the-line Gaggenau appliances. It is accompanied by a large adjoining dining area and extends outside into a superb covered terrace bordering a charming small private vegetable garden.

Night side: The property features a total of 7 bedrooms, distributed between the main villa with 6 suites and a completely independent outbuilding. The 5 main bedrooms enjoy a private terrace as well as a breathtaking sea view. The outbuilding is ideal for hosting a caretaker or house staff.

Leisure and well-being: A gym and a private cinema room complete the interior amenities of the residence.

A garden suspended between sky and sea

The landscaped park surrounding the villa is an enchantment. Perfectly planted with Mediterranean species,

it is distinguished by several wide, flat restanques (terraces) that are very easy to access, offering true havens of peace to relax facing the deep blue sea.

Convenient access and exceptional parking

Car access to the property is remarkably smooth and particularly easy. The villa has a huge private enclosed garage, offering the rare opportunity to securely park more than 6 vehicles, a major and highly sought-after asset for a property of this standing on the Côte d'Azur.

A property of minimalist elegance and absolute luxury, intended for lovers of architecture and exclusivity.
Agency fees charged to the seller

Property tax: €8,842

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

FEATURES

Property type:	Maison	Area:	360.0 m ²	Elevator:	Oui
Property tax:	€8.00	Number of rooms:	9 rooms	Number of bedrooms:	7 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 134

Greenhouse gas emissions (GHG) index: C 20

