

## NEW CONTEMPORARY VILLA WITH PANORAMIC SEA VIEW, SWIMMING POOL AND PRIVATE ESTATE – ROQUEBRUNE-CAP-MARTIN NEAR MONACO

Reference 06190\_BSVG



### DESCRIPTION OF THE PROPERTY

Located within a private and secure estate on the heights of Roquebrune-Cap-Martin, Villa Gaia is a stunning new contemporary villa offering breathtaking panoramic views over the Mediterranean Sea, stretching from Cap Martin to Italy. Set on a landscaped plot of approximately 2,000 sqm, this 238 sqm luxury villa perfectly combines modern architecture, high-end materials and the refined lifestyle of the French Riviera. Its dominant position ensures privacy, tranquility and exceptional natural light, just minutes from Monaco. The villa is arranged over two levels and features spacious living areas including a bright living and dining room, a custom-made open-plan kitchen, and four en-suite bedrooms, including an elegant master suite with walk-in dressing room and sea-view terrace. Outdoor spaces are designed for relaxation and entertaining, with three large terraces, a Mediterranean garden, a 39 sqm mirror swimming pool, and a 140 sqm wooden sun deck, all enjoying optimal sun exposure. High-end features include state-of-the-art home automation, minimalist windows, premium parquet flooring, designer bathrooms, integrated LED lighting, and a closed garage with covered direct access to the villa. A rare opportunity for a primary residence or luxury second home on the French Riviera, close to Monaco, Menton and Italy. #DestinationRiviera

**€ 5 950 000**

### FEATURES

City	<b>Roquebrune-Cap-Martin</b>	Surface :	<b>238 m<sup>2</sup></b>
Honorific payable by :	<b>seller</b>	Carrez surface :	<b>238 m<sup>2</sup></b>

**Destination Riviera**

Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment Sunday: Closed

Number of pieces :

**6 pieces**

Number of bedrooms :

**4**

Number of terrace :

**3**

Garden surface :

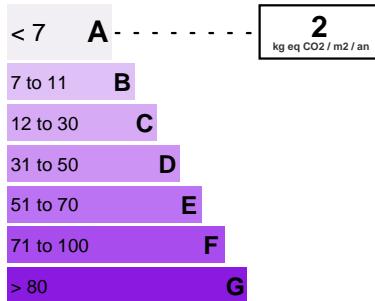
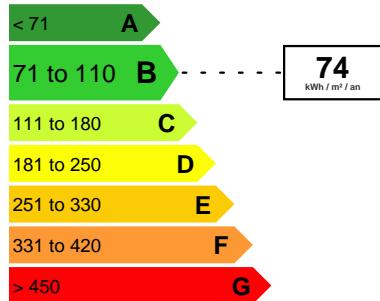
**2 000 m<sup>2</sup>**

Fenced garden :

**Yes**

Type of parking :

**Garage**



Date of energy audit :







