DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

Antonio Vitalone
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CAP D'AIL – LA MALA – PENTHOUSE WITH SEA VIEW, HUGE TERRACES & GARAGE

Reference 06320_MS

DESCRIPTION OF THE PROPERTY

A rare find in a legendary location. In the prestigious La Mala district of Cap d'Ail, just steps from the iconic beach and the Monaco border, this top-floor 96 sqm apartment to renovate offers an incredible opportunity to create your dream residence. It features a 7 sqm balcony and two vast terraces of 52 sqm and 68 sqm, all facing the sea. The views are breathtaking, the exposure perfect, and the outdoor spaces are ideal for entertaining or simply enjoying the Riviera lifestyle in peace and privacy. With a private closed garage and shared parking, this property is a blank canvas with unlimited potential. Whether you're looking for a prestigious home or a secure investment, this is a true gem in one of the most exclusive locations on the Côte d'Azur. Panoramic sea view – XXL terraces – Private garage – Penthouse – Prime location Contact us for an exclusive visit #DestinationRiviera

Euro 1 700 000

FEATURES

City	**Cap-d'Ail**	Property tax :	**Euro / year 2 107**
Charges co-ownership :	**Euro / month 350**	Surface :	**96 m²**
Honorary payable by :	**seller**	Carrez surface :	**96 m²**

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Number of bedrooms :	**3**	Terrace surface :	**120 m²**
Number of terrace :	**3**	Type of parking :	**Garage**

< 51	A
51 to 90	B
91 to 150	C
151 to 230	D
231 to 330	E
331 to 450	F
> 450	G

151 kWh / m² / an

< 6	A
6 to 10	B
11 to 20	C
21 to 35	D
36 to 55	E
56 to 80	F
> 80	G

11 kg eq CO2 / m2 / an

Date of energy audit :

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