



Exceptional apartment with private pool and panoramic sea views!

Located in the heart of Fontvieille, within a highly prestigious building with 24/7 concierge, gym and pool, this magnificent principal-floor apartment on the penultimate floor benefits from a large terrace with private pool. The through apartment enjoys a splendid view over the port of Cap d'Ail, the sea and the mountains.

Situated close to all amenities — bus stop, Stade Louis II, Carrefour shopping centre, primary school and nursery — the apartment comprises:

- a generous entrance hall,
- a very large living room of 60m²,
- a dining room opening onto a loggia,
- a fully equipped separate kitchen,
- five en-suite bedrooms opening onto a loggia, each with bathroom and dressing room,
- a utility room,
- a guest WC,
- a 210m² terrace with private pool, south-facing, offering an exceptional view over the sea and the port of Cap d'Ail.

Let with 4 parking spaces and 1 cellar. A truly captivating property!

Type	Apartment
Living area	366 sqm
Total area	702 sqm
Terrace	336 sqm
Rooms	5
Bedrooms	5
Bathrooms	5
Parking	4
Cellars	1
Floor	9
Reference	L1502202401



In addition to the purchase price: Agency fees 3%+VAT - Notary fees 6.25%

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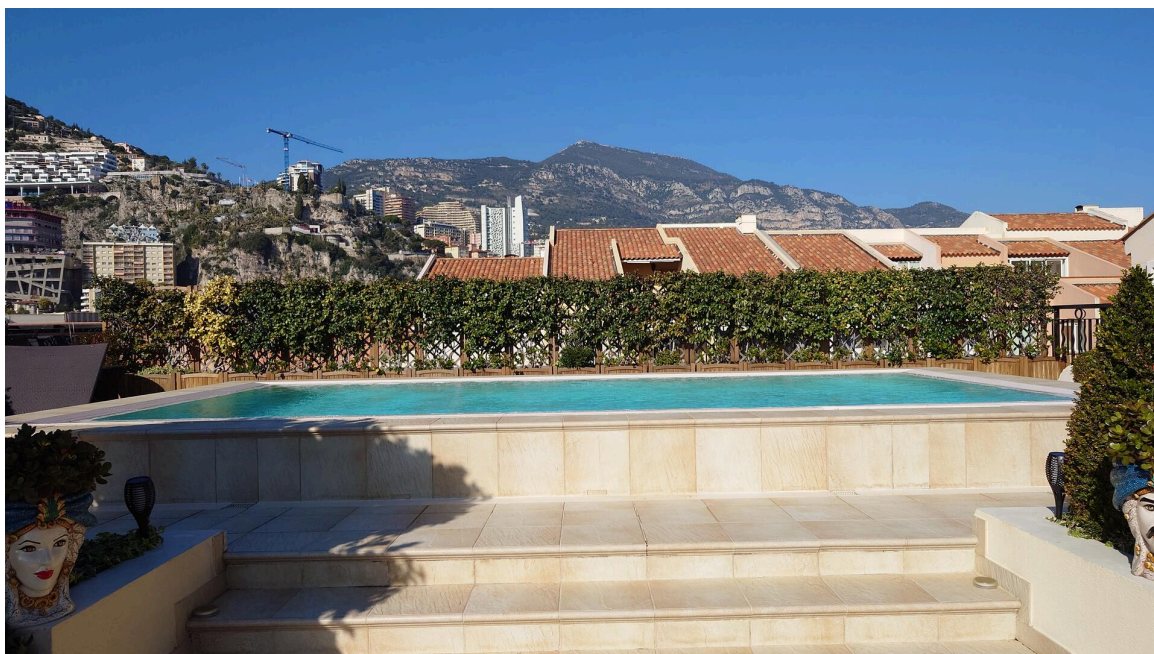
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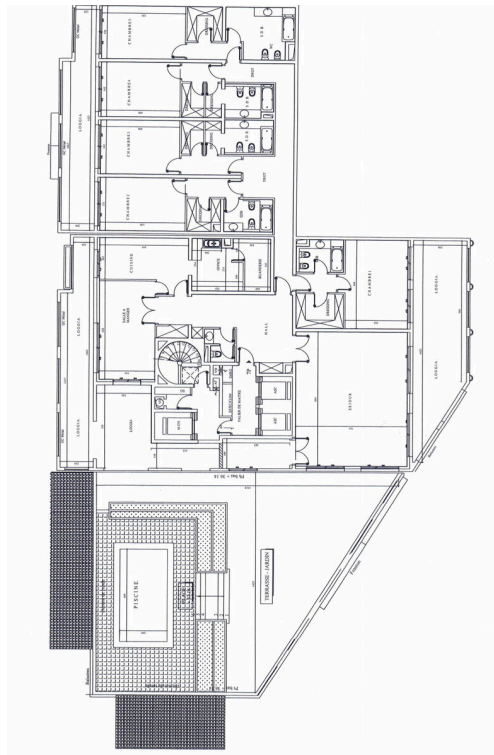
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