LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



PRIVATE ESTATE IN CAP MARTIN: 1,008 M² PLOT OF LAND FOR SALE, COMPLETE WITH A BUILDING PERMIT

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PROPERTY FACT FILE

REFERENCE	A43439MRB06
PRICE	€ 3,200,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	330 m²
LAND	1008 m²
TOWN	Roquebrune-Cap-Martin
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	
CONDITION	New Build
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Prestigious Private Estate of 29 properties
- Construction project: 330m2 villa on three levels
- A project designed by a renowned architect
- Pool, spa, fitness center, underground garage
- Gated property with private 24/7 security

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Nestled within a prestigious private estate, this exceptional 1,008 sqm plot offers a rare opportunity to create a bespoke contemporary villa in an exclusive and highly sought-after setting.

Designed by a renowned architect, the approved project envisions a







DESCRIPTION

Overview:

Located within the prestigious Domaine Privé du Cap Martin—a gated community of 29 properties with 24/7 security in Roquebrune Cap Martin, between Monaco and Menton—this exceptional 1,008 m² lot enjoys a privileged and unspoiled setting.
It is offered with a contemporary architectural design created by a renowned architectural firm, in collaboration with an interior design studio in Nice and an expert landscape architect.

Layout:

The future villa, spread over three levels, will offer approximately 440 m² of total floor area, including 330 m² of living space, featuring generous volumes and a decidedly high-end design.

Ground floor:
- 120 m² of living space
- 1 bedroom with an en-suite shower room and toilet
- Living room and dining room with direct access to the pool and terrace
- Open-concept kitchen

First floor:
- 116 m² of living space
- 4 bedrooms with en-suite shower rooms/bathrooms and toilets

Basement:
- 204 m² total area, including 94 m² of living space
- Underground garage with car lift
- Cellar and laundry room
- Fully equipped wine cellar
- Gym
- Private movie theater
- Spa area with a hammam

Planned amenities include an interior elevator and landscaped garden.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43439MRB06
COMPLETE FILE AND PHOTO ON REQUEST

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

ENERGIE-DPE

DPE not required.

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A43439MRB06

FILE COMPLETE AND PHOTOS ON REQUEST

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