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## 3 bedroom New Build in Alpes-Maritimes

Cap d'Ail , Alpes-Maritimes , Provence-Alpes-Cote d'Azur



€2,242,576

inc. of agency fees

3 Beds   3 Baths   108 sqm   27 ha

Anyone Who Regularly Visits Monaco Has Probably Seen That Mega Construction With A Large Blue Tarpaulin On The Side Of The Road. It...

### At a Glance

**Reference** MFH-  
PROAN2266281

**Bed** 3

**Land** 27 ha

**Near to** Cap d'Ail

**Bath** 3

**Pool** No

**Price** €2,242,576

**Hab.Space** 108 sqm

**Land Tax** N/A

### Property Description

Anyone who regularly visits Monaco has probably seen that mega construction with a large blue tarpaulin on the side of the road. It has been there for about four years without any further visibility. But about 50 meters down, one of the most exclusive residences in Cap d'Ail was being built. These apartments are as luxurious as a villa but with an infinity swimming pool, a gym, a spa, a concierge and a view as the crow flies: from Monaco to Cap Ferrat. You can easily walk to Monaco via the harbour of Cap d'Ail. And the exclusive residence has another entrance that allows you to go with a bicycle or scooter using a small existing road to Cap d'Ail centre and further to Monaco. No traffic jams for you!

The developer has chosen to first start with all permits, and then begin to build. The floor of the parking garage is made so sales starts now. The project is however expected to sell out quickly, so don't wait too long to decide. The apartments have 1, 2 or three bedrooms and a balcony or a garden. The four penthouses have a large roof terrace with private swim spa. Entry price for a new apartment for 88m<sup>2</sup> with a terrace/garden is 1,250,000 euros. The largest penthouse is 4,207,392 euros. Contact us for the brochure and the complete price list. Price per square meter Cap d'Ail

The square meter price in the area between Nice and Monaco is high. And the closer you get to Monaco, the more expensive the homes become. Villas in Cap d'Ail are sold for 36,000 euros per m<sup>2</sup> of living space and apartments for an average of 20,000 euros per m<sup>2</sup>.

That makes these very luxurious apartments affordable and affordable. You only pay 2.5% notary costs and tax instead of 7.8% for an existing house or apartment. Once you've made the reservation, you will have a meeting with the interior architect to discuss the finishing of your penthouse or sea view apartment.

About Cap d'Ail

And this area is home to particularly beautiful beaches in bays where luxury yachts drop anchor. Well-known beaches are Mala, Marquet, Pissarelles and Pointe des Douaniers.

Cap d'Ail has a rich history. For almost a century, personalities have chosen to stay here

because of its charm and living environment. Such as the Tsarevich, the Lumière Brothers, Sacha Guitry, Winston Churchill, Guillaume Apollinaire, André Malraux, Lord Beaverbrook, Greta Garbo and many other celebrities.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Bathrooms	3
Price	€2,242,576

### Key Information

Internal Area:	108 sqm
Land Area:	27 ha

**Location: Provence-Alpes-Cote d'Azur**



## Gallery



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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