

Private estate in Cap Martin: 1,008 m plot of land for sale, complete with a building permit



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Roquebrune-Cap-Martin |
| Department: | Alpes-Maritimes       |
| Bed:        | 5                     |
| Bath:       | 5                     |
| Floor:      | 330 m2                |
| Plot Size:  | 1008 m2               |



## IN BRIEF

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 spectacular three-level residence totaling approximately 440 sqm, including 330 sqm of refined living space. The villa will feature 5 luxurious bedroom suites, including an elegant master suite, each with its own en-suite bathroom.

High-end amenities include a swimming pool, underground garage with car lift, private cinema, fitness area, elevator, and beautifully landscaped gardens, all designed to deliver an exceptional lifestyle experience.

The property is offered with full architectural plans and granted planning permission, allowing immediate

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## 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 m<sup>2</sup> 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 m<sup>2</sup> of total floor area, including 330 m<sup>2</sup> of living space, featuring generous volumes and a decidedly high-end design.

## NOTES

### Ground floor:

- 120 m<sup>2</sup> 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 m<sup>2</sup> of living space
- 4 bedrooms with en-suite shower rooms/bathrooms and toilets

### Basement:

- 204 m<sup>2</sup> total area, including 94 m<sup>2</sup> 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