



# Villa Capraia

Saint-Jean-Cap-Ferrat, France



Nestled in lush greenery on the heights of Saint-Jean-Cap-Ferrat, Villa Capraia offers panoramic views of the sea and surrounding countryside. Recently constructed with the highest quality materials, the property offers a refined retreat in the heart of one of the most exclusive destinations on the French Riviera.







Spread over several levels which are bathed in natural light, the villa offers 463 m<sup>2</sup> of elegant spaces, where clean lines and exquisite materials create a modern yet warm atmosphere.

The main living area, the heart of the home, combines a bright lounge, dining room and a fully equipped open-plan kitchen, ideal for spending quality time with family or friends. A separate professional kitchen also allows you to host more elaborate receptions, complemented by a wine cellar.





The Five bedrooms, which include a master suite with a private lounge, offer comfort and privacy.

Each benefits from generous proportions, large bay windows and luxurious bathrooms.

Designed with well-being in mind, the villa features a gym, steam room, sauna, and games room.







Outside, the heated swimming pool blends into the garden, surrounded by terraces, an outdoor lounge, a dining area and a pool house. A secure garage adds the final touch to the property.





With its commanding presence, sea views and modern amenities, Villa Capraia embodies a Riviera lifestyle that combin escomfort, elegance and serenity.







## Villa Capraia features

- ∞ Elegant living space of 463 m<sup>2</sup> on three floors
- ∞ 5 bedrooms, including a luxurious master suite
- ∞ 4,159 m<sup>2</sup> of lush Mediterranean gardens and terraces with sea views
- ∞ Indoor and outdoor garage for 8 vehicles
- ∞ Heated swimming pool for year-round relaxation
- ∞ Fitness room
- ∞ Steam room
- ∞ Sauna
- ∞ Wine cellar
- ∞ Cinema and games room
- ∞ 1 bedroom in the basement for staff
- ∞ Intruder alarm and security camera systems
- ∞ Starlink Wi-Fi connectivity
- ∞ Private lift





## Services for Guests

- ∞ Personalized welcome, with champagne and flowers
- ∞ Luggage service
- ∞ Villa Manager
- ∞ Daily Cleaner
- ∞ Daily change of towels as needed
- ∞ Twice weekly bed linen changed as needed
- ∞ Daily pool maintenance and cleaning
- ∞ Garden maintenance
- ∞ Beach towels, bathrobes, and slippers
- ∞ Luxury toiletries, replenished as needed







## Our A La Carte Services

- ∞ Chef
  - ∞ Waiter
  - ∞ Security guard
  - ∞ Butler / Concierge
  - ∞ Additional housekeeper
  - ∞ Driver
  - ∞ Laundry
  - ∞ Dry cleaning
  - ∞ Private airport transfer
  - ∞ Car rental
  - ∞ Private jet and helicopter charter
  - ∞ Hair stylist
  - ∞ Masseur
  - ∞ Personal Trainer
  - ∞ Aesthetician
  - ∞ Continental breakfast delivery
- if you do not book a chef





## Your Gateway to Michelin Star Dining and French Riviera Elegance



- ∞ Direct and private access to the Mediterranean Sea from the Rouvier promenade
- ∞ Close to Michelin-starred restaurants such as the Grand Hôtel du Cap Ferrat, La Réserve de Beaulieu, La Chèvre d'Or in Èze.
- ∞ Direct, private access to the famous Rouvier promenade, picturesque and flat, which winds along the sea. Everything is within a 10-minute walk. On one side, Saint-Jean-Cap-Ferrat with its village and harbour, and on the other, Beaulieu with its casino, village and harbour. Tourist attractions are less than 5 minutes away.
- ∞ A 10-minute walk from Saint-Jean harbour for boating enthusiasts.
- ∞ A 5-minute walk from the beach in the village of Saint-Jean-Cap-Ferrat, and 10 minutes from the private beach of the Hôtel Royal Riviera, as well as the water sports centre.
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- ∞ Close to transport links: 35 minutes from Nice Airport and 30 minutes from Monaco by car.























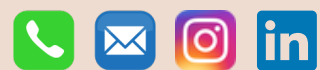


## Contact us

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