



# the sun secret

COLLECTION

Villa K11, Cap Martin, Côte d'Azur, France



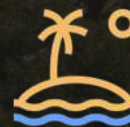
13 + 2



26 + 2



3,2 ha



PRIVATE  
ACCESS



## THE MAIN BUILDING

The villa was built in 1904 by Hans-Georg Tersling, one of the Riviera's most prominent architects of the time, who also designed the Hotel Metropole in Monte-Carlo and the Grand Hotel du Cap-Martin. The villa is extremely elegant, boasting Belle Epoque features (semi-circular colonnaded loggias) inspired by the Italian Renaissance and in the French style. The property comprises a garden level, ground floor and two upper floors, with a basement, and has a surface area of approximately 1130m<sup>2</sup>. The roof is flat and inaccessible. The house boasts an extraordinary panoramic sea view with nothing between it and the rocks below. There are columned balconies on the side facades and large terraces looking out to sea, supported by high stilts that are dug into the rocks.

## THE VIP LODGE

The guest lodge is located beside the main villa, on the east side of the courtyard. The building is in a Louis XVI style with slate roof tiles, high, small-paned windows and a horizontal stone wall. It comprises a ground floor and mezzanine, with no basement. The small building, measuring approximately 60m<sup>2</sup>, is suitable for a couple of guests, with a lounge on the ground floor and an ensuite bedroom upstairs. The house has a lovely sea view.

## THE SPA BUILDING

Underneath the swimming pool terrace, accessible via an outside stairway, there is a semi-circular, semiunderground building with large windows overlooking the bay and Monaco. This area, measuring approximately 435 m<sup>2</sup>, features an indoor swimming pool, sauna, changing room with shower room and WC, a relaxation area and a billiards room. There is also an adjoining outdoor sports room.





## THE POOL HOUSE

The Pool House is a traditional, semi-underground building located at the rear of the swimming pool. It features a kitchen, changing room with shower, sauna, hammam, and a large covered summer dining room, with a total surface area of approximately 110m<sup>2</sup>. The Pool house overlooks the bay and Monaco, with stunning and exceptional views over both.

## THE GUEST HOUSE

The Guest House is a more recent Provencal-style villa with a double-eave tiled roof in four sections, cement walls with stone cladding and stairs and terrace with brick balusters. This is a genuine villa, comprising a garden level and two upper floors, with a basement and an interior elevator. It also has its own swimming pool. The building measures approximately 635 m<sup>2</sup> and features 7 ensuite bedrooms, a living room with bar, a dining room and several annexes (utility room, cellar, safe room, garages). The house has views over the garden and pool, with a glimpse of the sea from the upper floors.

## THE GARAGE

The main garage is located between the Guest House and the Staff premises. It is a large, semi-underground garage measuring approximately 50m<sup>2</sup>. It has an automatic rolling door.

## THE STAFF PREMISES

The staff premises are of a more modest build. They measure approximately 31 0m<sup>2</sup> and feature an office, garage and staff apartment. This building has no particular character and is in an average state of repair. It has a view over the garden.





## THE LAND

The property is genuinely at the edge of the sea and is set on a magnificent, almost totally flat plot of land measuring 3,2 hectares. This plateau of land is above a cliff, and one can walk down to the sea (or more precisely, to the Chemin des Douaniers). The sumptuous gardens are perfectly maintained and boast breathtaking views over the sea and Monaco. The land is relatively flat all the way to the south edge of the main house, where it plunges straight into the sea. It is mainly planted with Mediterranean species - olive, fruit, palm, mimosa and pine trees, together with flower beds. There is lighting as well as an automatic watering system.

## THE SWIMMING POOL (Sea Water)

To one side of the house there is an immense, rectangular infinity pool measuring 25 x 12 metres, with a natural stone surround. The pool area is superb, with views over Monaco and the sea, and is surrounded by perfectly maintained lawns. There is a pool house of high standing. The pool is lined with mosaic tiles. It is heated which means it can be enjoyed all year round.



Indoor Pool



Gym



Outdoor Pool



Pool Table



Sauna



Tennis Court



Helipad











































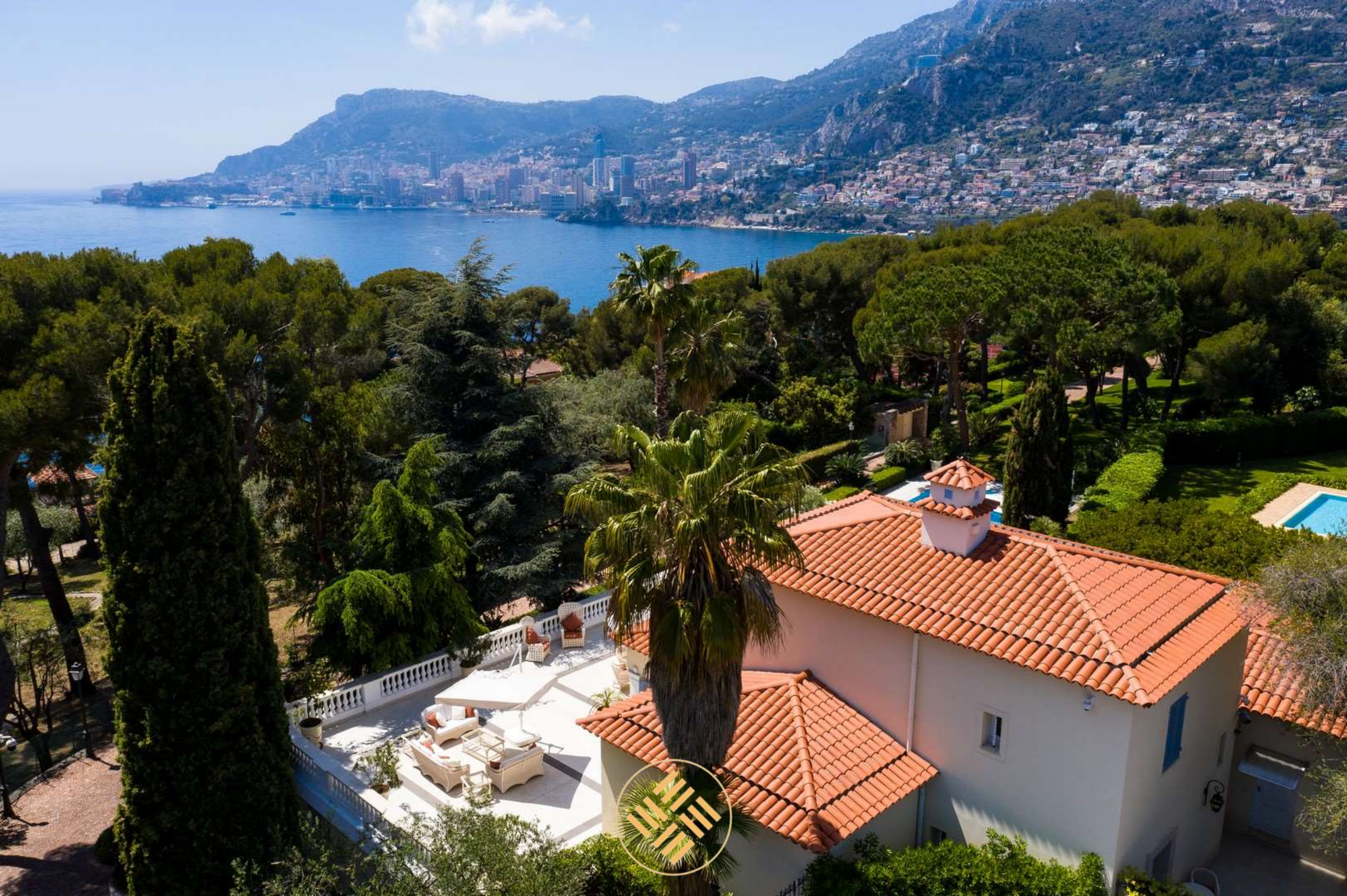






































































































































































































# Guest House



7



14







































Contes

D2204

Blausasc

Peille

Sainte-Agnès

Castellar

SS1

Menton

Drap

Trinité

D6007

Monaco

Eze

Cap-d'Ail



Monaco - 8,4 km



Nice Côte d'Azur Airport - 33,5 km

