

# *Villa Iruna*



ESTATE  
PRESTIGE  
FRENCH RIVIERA



**Knight  
Frank**









# VILLEFRANCHE SUR MER

## THE FRENCH RIVIERA'S ENCHANTING SEASIDE ESCAPE

From the Italian-border town of Menton to the glitzy harbors of Saint-Tropez, the French Riviera unfolds as a haven of indulgence and elegance. This iconic stretch of Mediterranean coastline is adorned with opulent residences that rival the brilliance of its turquoise waters.

Among its treasures is the city of Villefranche-sur-Mer. Nestled between Nice and Monaco, Villefranche-sur-Mer is a charming seaside town that captures the essence of the French Riviera's timeless allure. Its colorful waterfront, with pastel-hued buildings overlooking the deep blue waters of the Mediterranean, creates a postcard-perfect setting. The town's natural harbor, one of the deepest in the region, has long been a favorite among sailors and cruise ships.

Stroll along the cobblestone streets of the old town to discover quaint cafés, art galleries, and the iconic Rue Obscure, a historic passage dating back to the 13th century. For beach lovers, the Plage des Marinières offers a serene escape with stunning views of the bay. Villefranche-sur-Mer combines a laid-back ambiance with cultural richness, making it an ideal destination for travelers seeking beauty, history, and tranquility. Whether you're exploring its charming alleys or savoring fresh seafood by the harbor, this gem promises unforgettable memories.







# VILLA IRUNA

## SPECTACULAR VILLA WITH PANORAMIC SEA VIEWS OVER THE BAY OF VILLEFRANCHE AND CAP FERRAT

Nestled on the slopes of Villefranche, this superbly presented villa offers breathtaking views over the Bay of Villefranche, Cap Ferrat, and the Mediterranean coastline. Tastefully and comprehensively refurbished, the modern styled, Provencale villa is "turn-key" and stands out as one of the finest properties in its class in the region.

### DESIGNED FOR MAXIMUM COMFORT AND STYLE

The villa is spread across four levels, maximizing both space and the panoramic views. Ideal for both privacy and security, the front door is accessed via an external lift, from which point the garden and pool can also be accessed and internally, as well as wide stairs, a further lift serves all levels, adding convenience and accessibility.

The layout is perfectly suited for both family living and entertaining, with generous living and bedroom accommodations for the family, guests, and staff. All principal reception rooms and main living areas enjoy spectacular, far-reaching views of the Mediterranean Sea and are bathed in natural light.







*“Villefranche-sur-Mer combines a laid-back ambiance with cultural richness, making it an ideal destination for travelers seeking beauty, history, and tranquility.”*





# VILLA IRUNA

## LUXURIOUS LIVING SPACES

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The top floor is dedicated to a spacious television and living room, offering incredible views of the pool and sea. These views are framed by the villa's elegant arched columns, adding architectural charm to the design.

On the principal floor, a seamless transition leads from the open-plan living and dining areas to the terrace, garden and gorgeous swimming pool, with a jacuzzi and summer kitchen. There are also two family bedrooms suites. This entire area is on a single level, offering an effortless flow between indoor and outdoor living. The kitchen is easily accessible from the living and dining areas, making it perfect for entertaining.

The main entrance level features a stunning principal bedroom suite, along with three additional bedroom suites, all on the same floor for ultimate convenience and privacy.

















# VILLA IRUNA

## EXCEPTIONAL AMENITIES & ADDITIONAL ACCOMMODATION

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Below the main residence is a fully appointed staff or guest apartment, offering the perfect space for visiting family or live-in staff. The villa also boasts a luxurious spa area, complete with a gym, plunge pool, sauna, hammam, and dedicated massage area for ultimate relaxation.







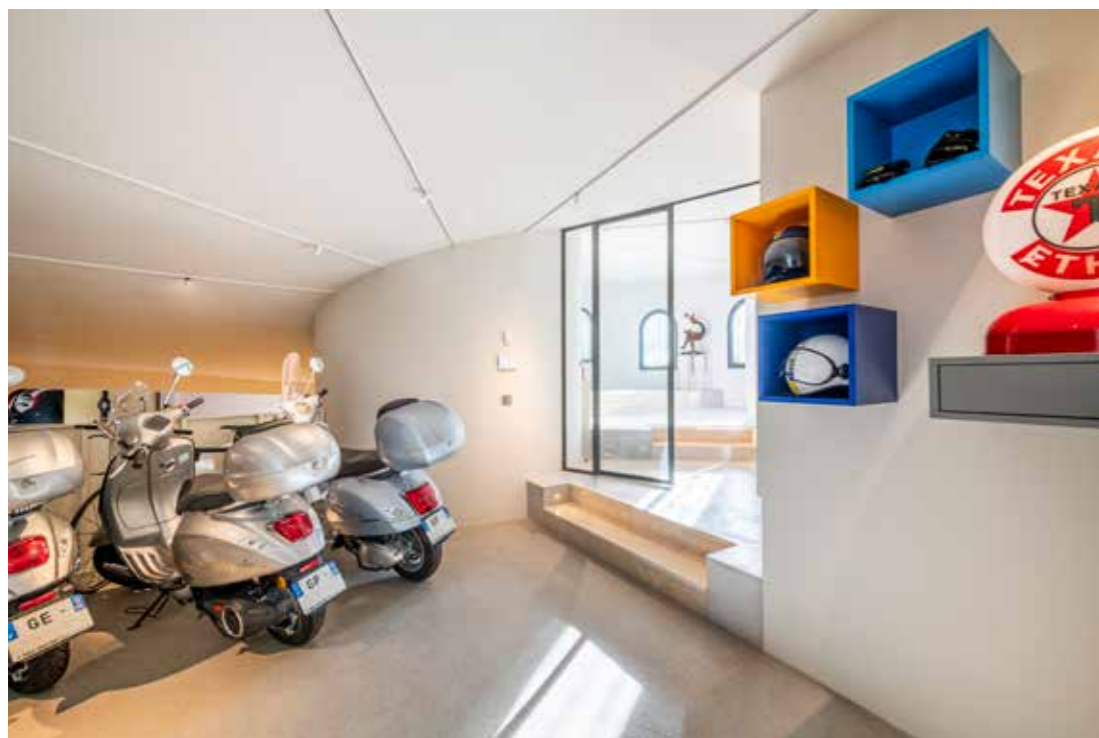


# VILLA IRUNA

## OUTDOOR SPACE AND PARKING

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A wide, spiraling gallery leads further down to a well-appointed guest apartment, an office, and a direct connection to the garage. Outside, there is ample secure, private, gated parking for several cars.





# VILLA IRUNA

## SPECIFICATIONS & FEATURES

### FEATURES

- Land area 768,68 sqm
- Living space 1.567 sqm
- Year of construction 2000
- Rooms 19
- Bedrooms 7
- Bathrooms 6
- Luxurious spa
- Swimming pool
- Summer kitchen
- Guest apartment
- Both external and internal lifts

### AMENITIES

- Air conditioning
- Sliding windows
- Furnished (available by separate negotiation)
- Outdoor lighting
- Alarm system
- Electric gate
- Video surveillance

### ACCESSIBILITY

- 14 km to Monaco
- 10 km to Nice (18 km to Nice International Airport (both private and commercial flights available))
- 54 km to Cannes

### FLIGHTS

- Direct flights to London, USA, Dubai, and most European capitals.
- Helicopter access to/via Monaco, Nice, Cannes, St Tropez and private helipads











# CONTACT

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