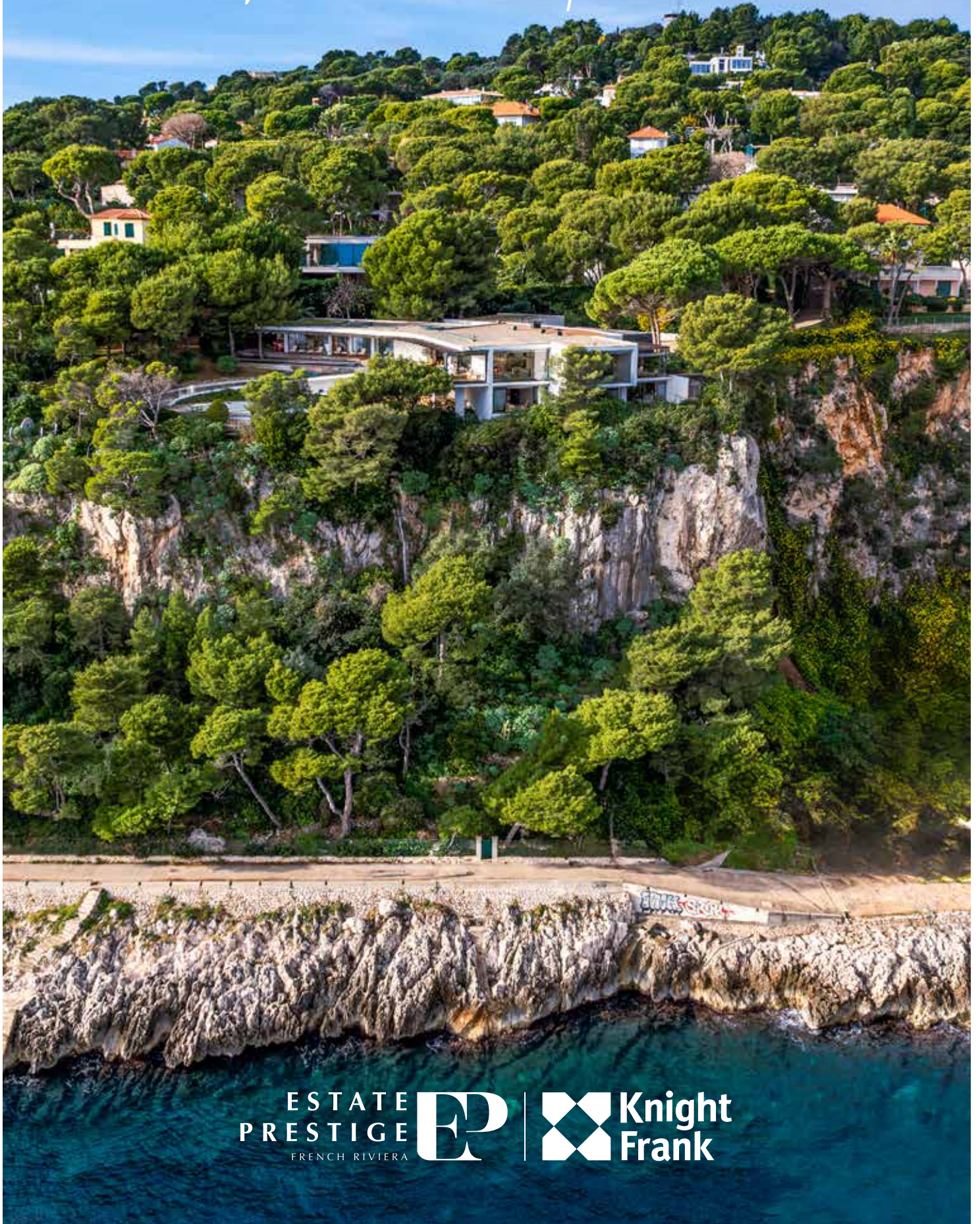


# Villa Alpha



ESTATE  
PRESTIGE  
FRENCH RIVIERA



**Knight  
Frank**



# SAINT-JEAN CAP-FERRAT

## A MEDITERRANEAN JEWEL

“ Saint-Jean-Cap-Ferrat and the French Riviera offer the perfect blend of relaxation, luxury, culture, and adventure. Whether aboard a superyacht, enjoying fine dining, shopping for the latest fashion, or attending world-renowned events, the region is tailored to meet the needs of discerning individuals from around the globe. ”

Stretching across the Mediterranean from the Italian bordered town of Menton and to the glamorous port town of St Tropez, the French Riviera is one of the world's most luxurious playgrounds. Here, sumptuous homes dazzle like the region's azure waters and you will find an abundance of outdoor activities, Michelin-star restaurants, and more. Simply put: the perfect European getaway.

Among its treasures is the city of Saint-Jean-Cap-Ferrat. Nestled on a pristine peninsula between Nice and Monaco, Saint-Jean-Cap-Ferrat is a gem of the French Riviera, renowned for its timeless charm and natural beauty. This picturesque village offers stunning coastal views, serene sandy beaches, and lush gardens, making it an ideal destination for relaxation and exploration.

Just minutes from Nice Côte d'Azur Airport, a short drive from Monaco, and within a two-hour flight from major European capitals, this prime location offers exceptional convenience for both living and working. Moreover, it provides access to some of the most enviable lifestyle advantages in the world.



# SAINT-JEAN CAP-FERRAT

## ACTIVITIES & LIFESTYLE

Saint-Jean-Cap-Ferrat and the surrounding French Riviera offer a wealth of activities and world-class events. The Monaco Grand Prix, Cannes Film Festival, and numerous sailing and yachting opportunities abound, with the coast providing easy access to the wider Mediterranean.

The Riviera is home to some of the world's finest dining establishments. Whether you're relaxing at a chic beach club, enjoying a quiet wine bar, or indulging in Michelin-starred dining at Le Louis XV at the Hotel de Paris in Monaco or La Chèvre d'Or in Èze, the region is a culinary paradise.

In addition, the Riviera boasts high-end shopping and glamorous casinos, particularly in Cannes and Monaco.



# VILLA ALPHA

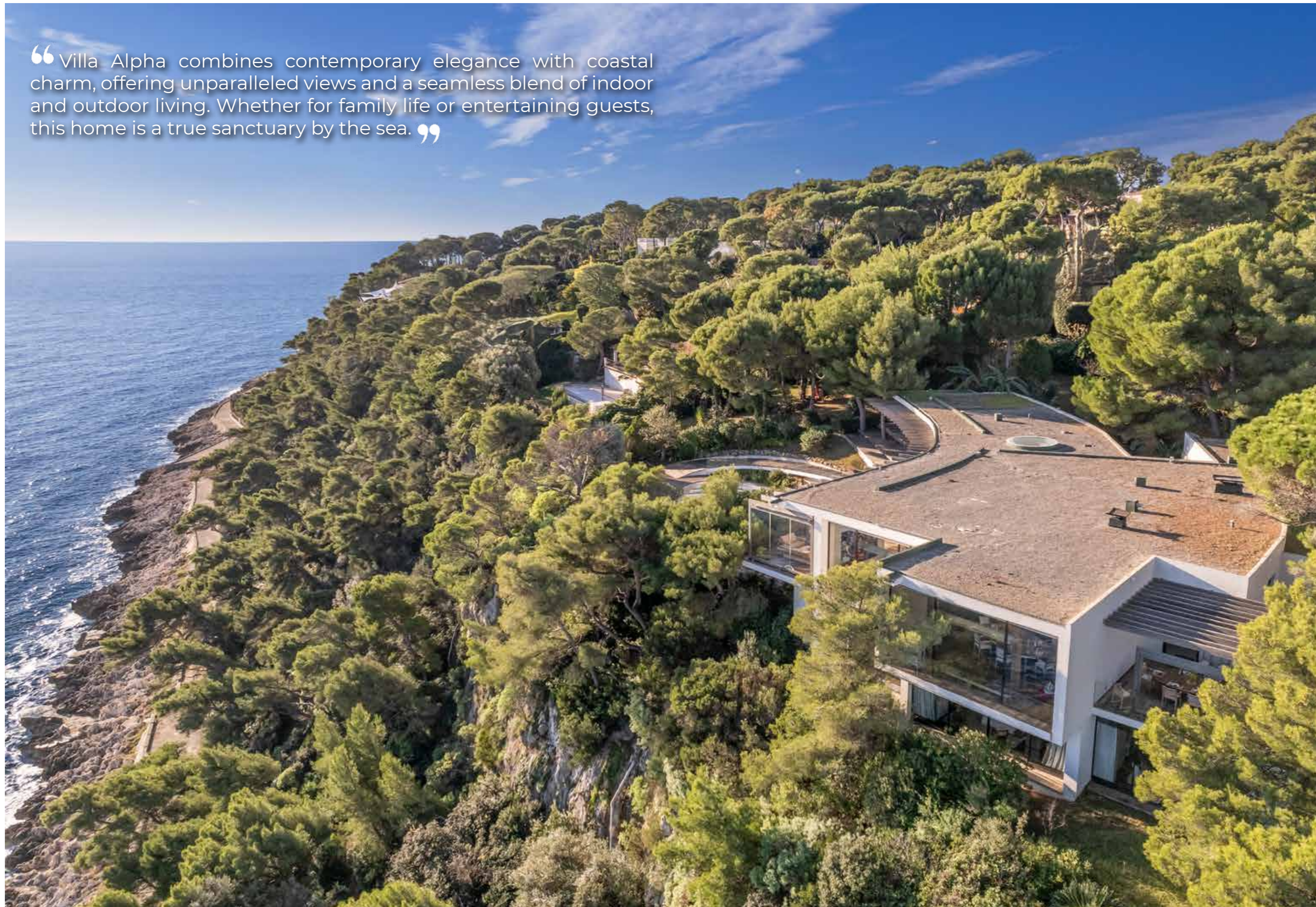
## EXQUISITE CONTEMPORARY WATERFRONT VILLA WITH STUNNING COASTAL VIEWS

Villa Alpha is a remarkable contemporary waterfront property, with panoramic views to the east and the south, unseen from the road and accessible through a secure entrance gate off one of the quiet roads on the cap, not far from the Grand Hotel du Cap Ferrat. A sweeping, gently sloping driveway, framed by majestic umbrella pines and palm trees, leads to this exceptional villa.

Commissioned in the 1960s by an acclaimed Hollywood director, perched on the ridge of a cliff with grounds of 6,800 m<sup>2</sup> that descend to the sea, the villa's design naturally evokes the laid-back glamour of Malibu or the Hollywood Hills, combined with the sophistication of the French Riviera. More recently, the internationally renowned design and architecture firm Philippe Starck was commissioned to comprehensively update the property, which now exudes a perfect blend of contemporary style and timeless sophistication.



“ Villa Alpha combines contemporary elegance with coastal charm, offering unparalleled views and a seamless blend of indoor and outdoor living. Whether for family life or entertaining guests, this home is a true sanctuary by the sea. ”



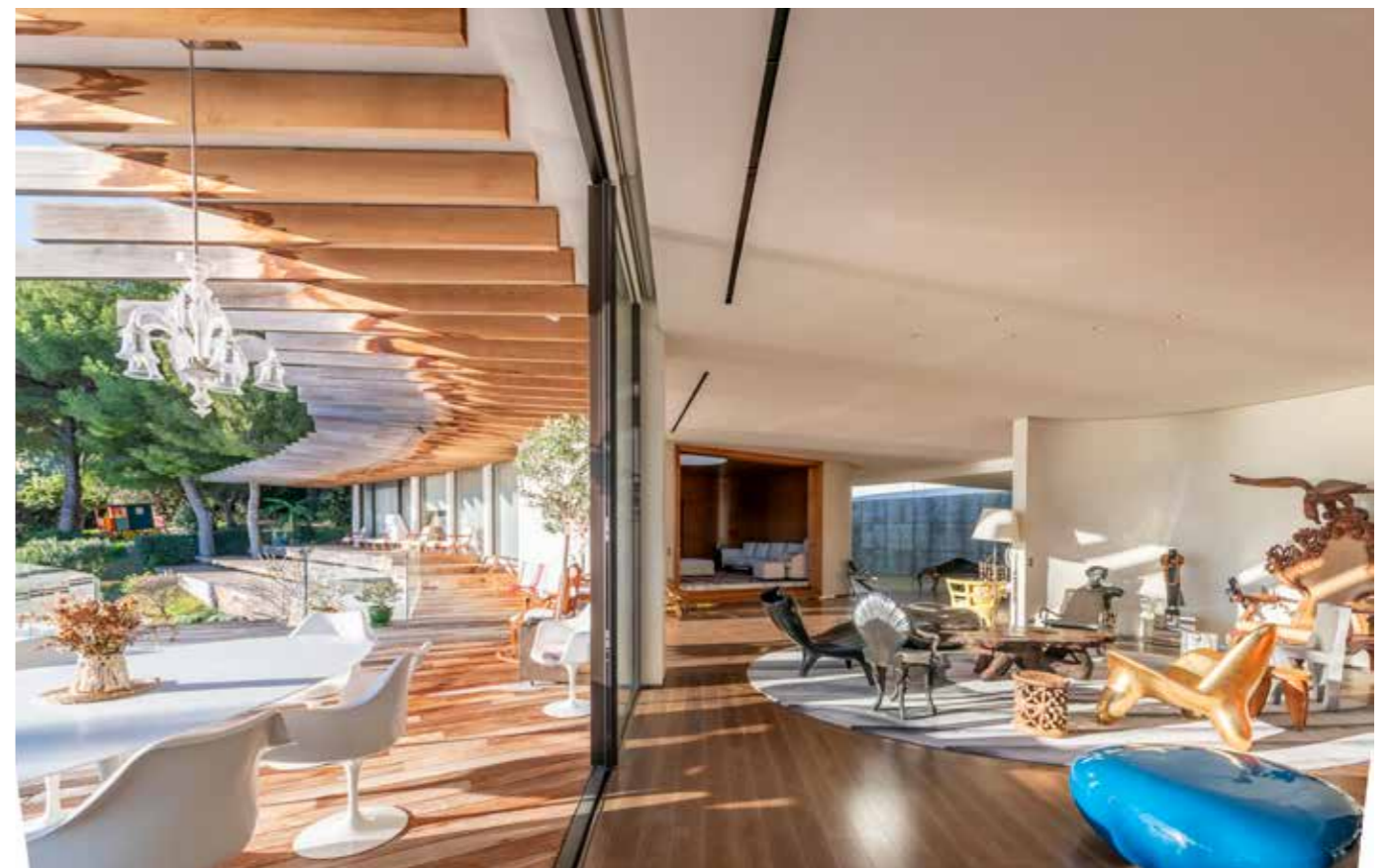
# VILLA ALPHA

## ELEGANT LIVING SPACES

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Upon entering the villa, the expansive proportions are immediately apparent, with views that draw the eye toward the Mediterranean horizon. Wide wooden floors and soaring floor-to-ceiling sliding glass doors bathe the open-plan living spaces of some 897m<sup>2</sup> in natural light. Ideal for showcasing art, the generous living and sitting areas seamlessly flow into a cozy TV room and a large, stylish dining room, all designed for effortless entertaining and relaxation. The dining room and living room boast breathtaking views to the east, overlooking Saint-Hospice and extending along the French Riviera, past Monaco to Italy in the distance.









# VILLA ALPHA

## GOURMET KITCHEN WITH COASTAL VIEWS

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The family-style kitchen provides direct access to the dining room and opens onto a private decked breakfast terrace, offering a framed, panoramic view of the coastline.





# VILLA ALPHA

## LUXURIOUS PRINCIPAL SUITE

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Slightly elevated for added privacy, the Principal suite is a sanctuary of luxury. It features extensive floor-to-ceiling fitted wardrobes, a dressing room, his-and-hers shower rooms, and a generously sized bedroom. The same floor-to-ceiling sliding glass doors frame the spectacular views, opening onto a covered decked terrace with additional areas for sitting and relaxing.



# VILLA ALPHA

## FAMILY BEDROOMS & ADDITIONAL AMENITIES

Opening onto the garden and swimming pool level, three expansive bedroom suites offer en-suite bathrooms and ample storage, making this villa ideal for families and guests. Nearby, a superb temperature-controlled walk-in wine cellar and a hidden laundry room add to the villa's exceptional amenities.

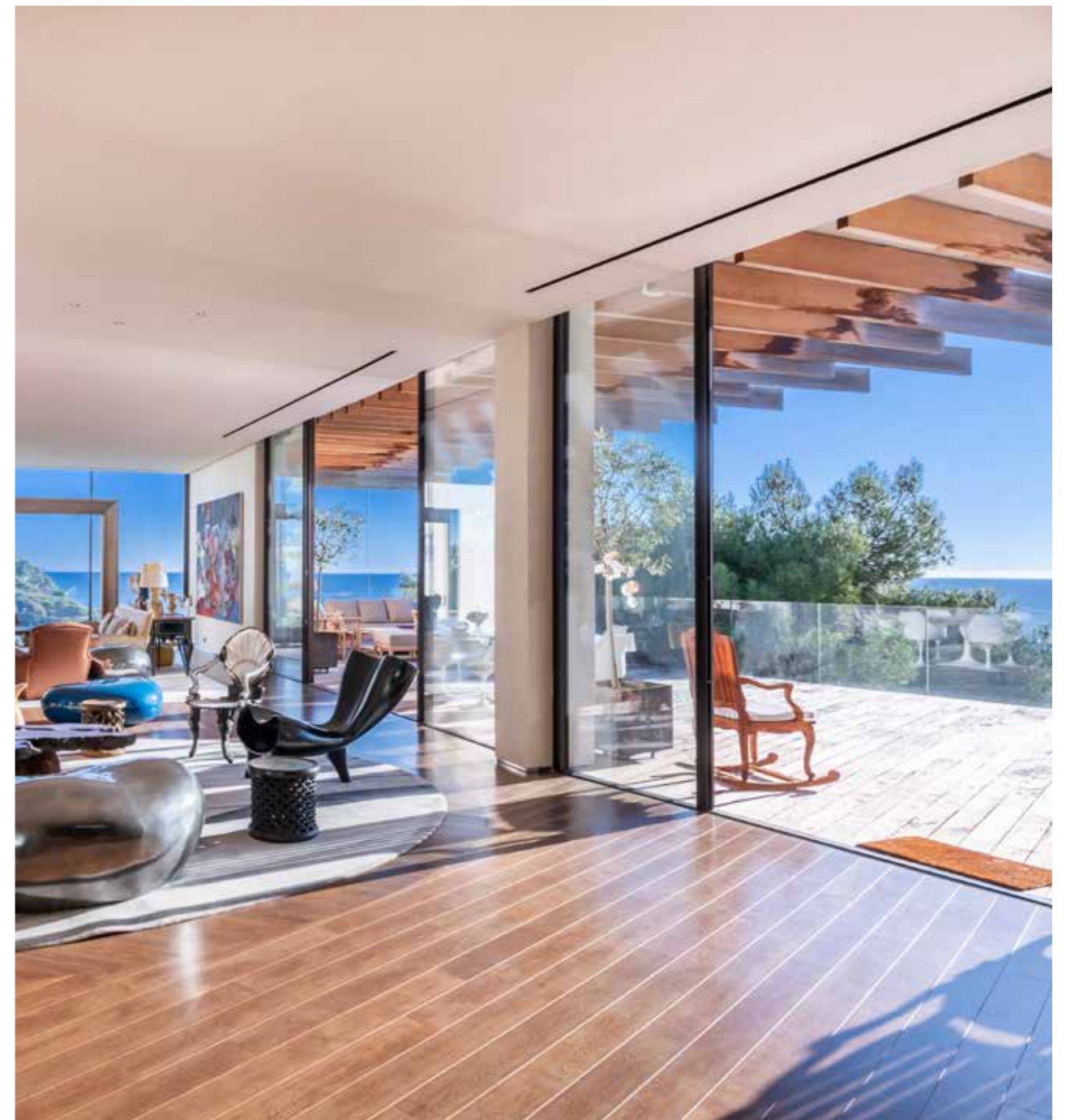


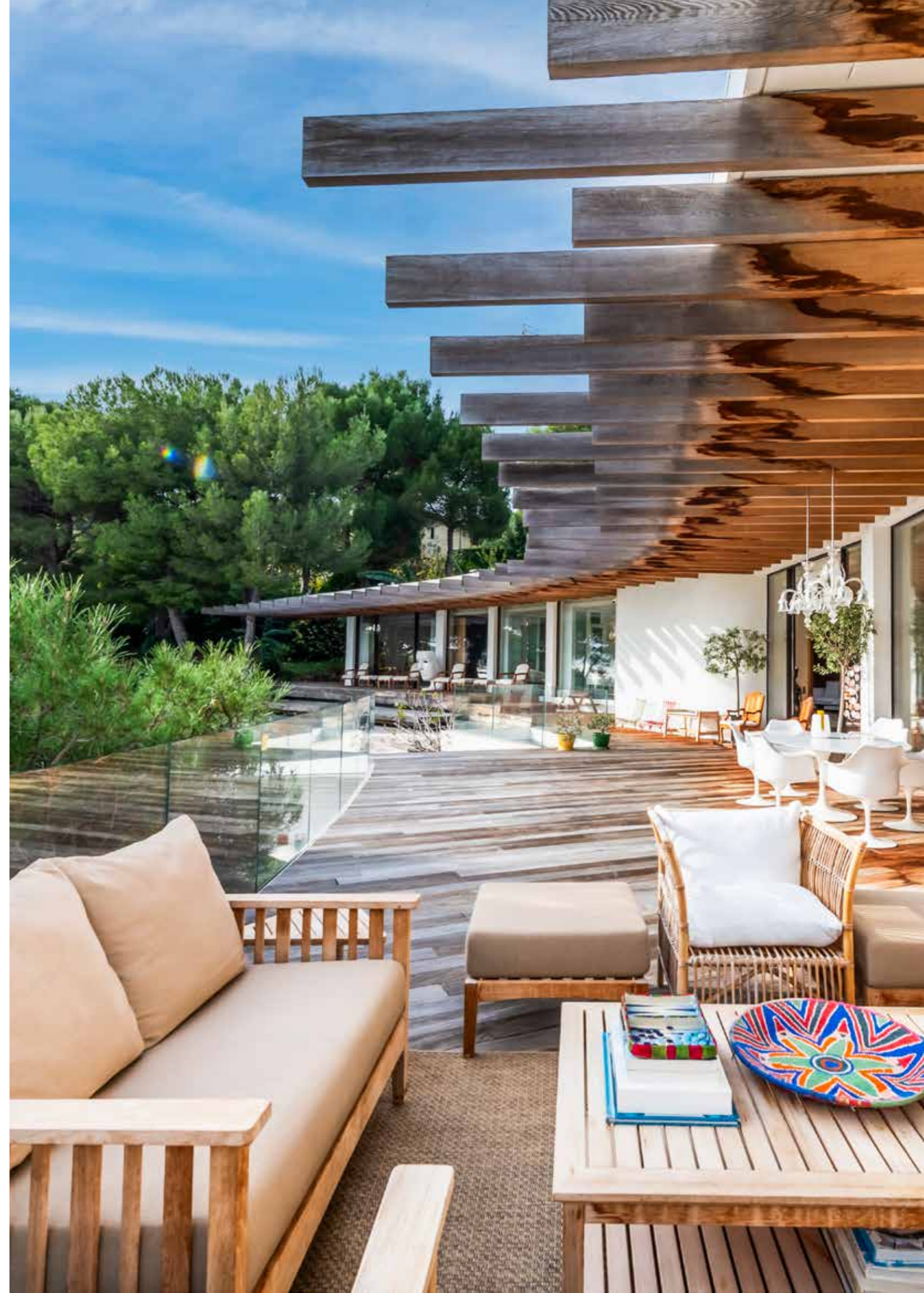
# VILLA ALPHA

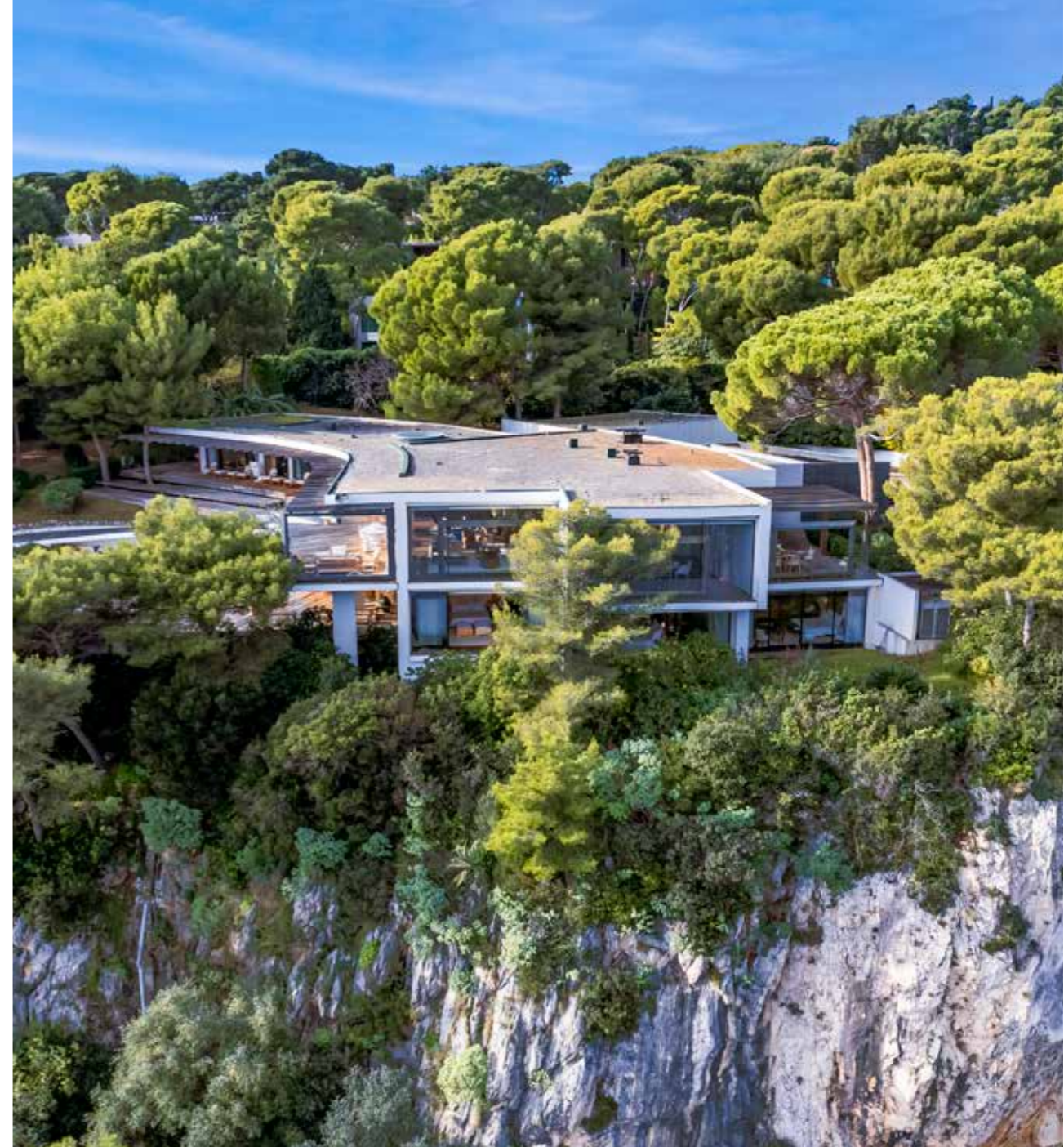
## ENTERTAINMENT AND OUTDOOR LIVING

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At the garden and pool level, a large versatile family playroom and bar area double as a more informal entertainment or dining space, perfect for hosting gatherings by the pool. Floor-to-ceiling sliding glass doors open to a partially covered terrace with additional seating and dining areas, leading to a spacious deck surrounding the large pool. From here, steps descend to the coastal path, offering direct access to the stunning shoreline for swimming and watersports.







## SEPARATE STAFF QUARTERS AND GARAGE

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The villa features two distinct areas for secondary or staff accommodation:  
Main Entrance Level: Accessible from the entrance hall, this area includes two bedrooms, a shared bathroom, and an office, which could easily be transformed into a guest suite if desired.

Private Staff Area: Located outside and accessible from the parking area, this private subterranean space includes two bedrooms and a shared bathroom.

Immediately in front of the villa, it offers ample parking for multiple vehicles, with a concealed garage big enough for two large vehicles and ample storage.



# VILLA ALPHA

## SPECIFICATIONS & FEATURES

### FEATURES

- Land area 6,800 m<sup>2</sup> (1.68acres)
- Living space 897m<sup>2</sup> (9,655sqft)
- 6 bedrooms
- 8 bathrooms
- 2 living rooms
- 3 garages
- 6 external parkings
- 1 Pool house
- 2 staff bedrooms
- 1 Swimming pool

### AMENITIES

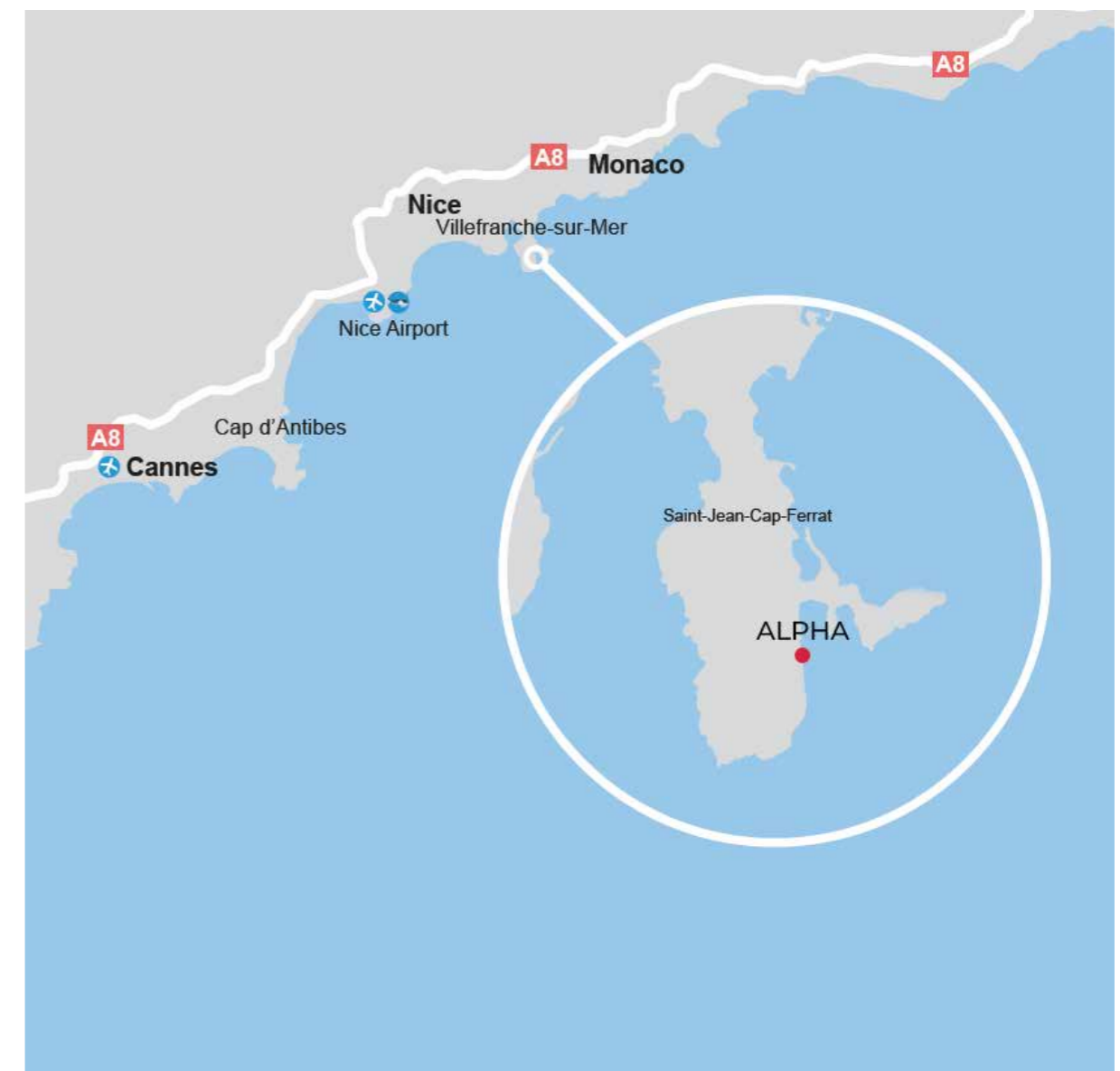
- Water softener
- Air conditioning
- Sliding windows
- Caretaker's house
- Furnished
- Sprinkler system
- Outdoor lighting
- Alarm system
- Electric gate
- Video surveillance

### 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







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