

# Villa Aurora

**Region:** Cote d'Azur

**Sleeps:** 8 **Bedrooms:** 4 **Bathrooms:** 4



## Overview

On the heights of Cap Ferrat, this newly renovated villa embodies the very essence of Mediterranean charm. Fabulous seaviews from nearly every room. 3 en suite bedrooms in main house with elevator connecting different levels. Independent annexe studio with 1 bedroom for extra guests or staff. Heatable pool. Easy walking access to beaches, the casino and local ports.

## Description

Nestled on the heights of Cap Ferrat, Villa Aurora represents the very essence of Mediterranean charm. Very recently renovated, this architect-designed residence of over 190m<sup>2</sup> extends over three levels, offering a harmonious fusion between modern comfort and timeless elegance, in an enchanted setting overlooking the sea. The villa sides on to the Jardins de la Villa Ephrussi de Rothschild, one of the most famous palaces on Cap Ferrat.

Villa Aurora offers beautiful sea views from every corner of the property, so that guests can soak up the surroundings at any time of the day. The villa's proximity to the region's renowned attractions, such as Michelin Star restaurants, exclusive beaches, and charming coastal villages, also guarantees an exquisite experience on the French Riviera.

On the ground floor, guests will find a bright and inviting living space, which includes a fully-equipped kitchen, an elegant dining room, and a lounge. Floor-to-ceiling windows allow for gentle lighting while offering stunning views over the water, creating a warm and welcoming space.

Upstairs, Villa Aurora houses an exquisite master bedroom, equipped with a spacious dressing room and a private bathroom. Guests can relax on the villa's two terraces, both of which boast breathtaking panoramic views of the Mediterranean Sea.

The lower level of the villa accommodates two additional bedrooms, each with its own dressing room and en suite bathroom. A large additional dressing room and a laundry room offer convenient storage space and an extra touch of comfort. All levels of the villa are served by an elevator, ensuring easy and convenient access to every corner of the residence.

Outside, a beautiful Mediterranean garden extends around the villa, offering a peaceful setting to relax and enjoy the sunny climate of the Côte d'Azur.

A heatable pool allows swimming all year round, while the adjacent pool house, equipped with a bar, is the perfect place for outdoor entertainment.

An independent annexe studio provides an additional versatile space at Villa Aurora. The space is carefully designed to offer total privacy, as an ideal solution for accommodating extra guests or additional staff while preserving the tranquility of the main residence. Meanwhile, the property's double garage ensures secure parking.

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## Layout

Main house: 3 x double en suite bedrooms

Lift up to living area.

Guest WC.

Bedroom 1: Guest room leads on to terrace. En suite.

Bedroom 2: Double bedroom leads on to garden. En suite.

Lift down to laundry rooms.

Top floor:

Main terrace with access from road for wheelchairs.

Master bedroom: Leads on to private, southfacing terrace.

En suite with freestanding bathtub, shower, double sink, WC.

Annexe studio : 1 x double bedroom with en suite bathroom and dressing area. Leads directly to the garden. TV. Smart electronics allow you to control all the villa's services from here.

Pool house: Changing room. WC. Opens on to open wet bar area.

Garage for one car.

## More Info

Double garage for private parking.

Secure, gated heatable pool. 12m x 3.5m. Chlorine.

∞ Elegant living spaces of over 50 m<sup>2</sup>

∞ Landscaped gardens and terraces

∞ Stylish indoor and outdoor dining spaces

∞ Indoor 31m<sup>2</sup> garage for 2 vehicles

∞ 4 elegant bedrooms

∞ Independent annexe studio

∞ Heated pool for year-round relaxation

∞ Starlink Wi-Fi connectivity throughout

∞ Alarm and video surveillance system

Services for Guests:

∞ Personalised welcome

∞ Luggage service

∞ Villa Manager (Mon-Fri, 7 hours a day)

∞ Daily Cleaner (Mon-Fri)

∞ 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

A La Carte Services :

∞ Chef

∞ Waiter

∞ Security guard

∞ Butler / Concierge

∞ Additional housekeeper

∞ Driver

∞ Laundry

∞ Dry cleaning

∞ Private airport transfer

∞ Car rental

## Features

- WiFi Internet
- Easy Walk to Shops
- Heatable Pool
- Winter Heating
- Watersports Nearby
- Sea View
- Private Pool

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- ∞ Private jet and helicopter charter
- ∞ Hair stylist
- ∞ Masseuse
- ∞ Personal Trainer
- ∞ Aesthetician
- ∞ Continental breakfast delivery

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## Location

- ∞ Proximity to Michelin Star restaurants and tourist sites
- ∞ Easy walking access to beaches, the casino, and local ports
- ∞ Transportation proximity: 30 minutes from Nice airport and 15 minutes from Monaco by car
- ∞ Coastal beauty of Beaulieu-sur-Mer and its beaches are accessible within a 10-minute walk
- ∞ Quick access to the St-Jean port for yachting enthusiasts



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## Photos



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