



Bedrooms: 8
Bathrooms: 9
Capacity: 16
Square: 850 M²

THE MOST PRESTIGIOUS VILLA ON THE COTE D'AZUR.

PERCHED ATOP A LUSH 4,200 M² HILLSIDE OVERLOOKING THE BAYS OF VILLEFRANCHE-SUR-MER AND SAINT-JEAN-CAP-FERRAT, VILLA PRINCESS — COMPRISING THE EAST AND WEST WINGS — OFFERS AN UNPARALLELED RIVIERA SANCTUARY. THE INTERIORS EMBODY TWO DISTINCT MOODS OF LUXURY — CONTEMPORARY GRANDEUR AND PROVENÇAL SOUL. EXCLUSIVE AMENITIES INCLUDE TWO HEATED SWIMMING POOLS, A 300 M² ROOFTOP PLAYGROUND, A PRIVATE LIFT.

 **DOLCE VILLA**



FACILITIES VILLA PRINCESS | WEST&EAST WINGS

- . Pool
- . Terrace / Balcony
- . Panoramic view
- . Wi-Fi
- . Spa
- . Elevator
- . Garage/Parking





TWO WINGS, ONE UNFORGETTABLE HORIZON – WHERE CONTEMPORARY EDGE MEETS PROVENÇAL HEART.



East Wing – Contemporary Elegance.

Just steps from Paloma, Passable, and Fosses beaches, and a short drive from over a hundred Michelin-starred restaurants, this four-level wing places you moments from the legendary Villa Ephrussi de Rothschild and within 20 minutes of Nice's vibrant center.

Welcoming eight guests in four en-suite bedrooms, the wing opens with a dramatic double-height living and dining space — seven-meter ceilings, floor-to-ceiling windows framing the bay, and a dining table for ten. Multiple covered terraces extend the living area outdoors, one leading directly to the heated swimming pool and its lounging terrace.

The master suite is a haven unto itself: a vast dressing room, a full en-suite bathroom with separate rain shower, private WC, and direct garden access. Three additional bedrooms each enjoy their own en-suite shower room and WC, and all four open onto fragrant gardens. A mezzanine level hosts an office, a lounge with an exterior terrace, and a gaming area. A professional-grade secondary kitchen allows private chefs to orchestrate gourmet dinners without intruding on the main cooking space.

Entertainment flows effortlessly between the rooftop playground (300 m² of open-air recreation), the poolside bar, and the two covered terraces. The wing includes staff accommodation for two, a passenger lift serving all four levels, and a garage.

West Wing – Provençal Soul.

On the opposite flank of Cap Ferrat, overlooking the golden-hour spectacle of Villefranche-sur-Mer Bay, the West Wing unfolds in warm Provençal tones. Eight guests find their rhythm in four serene bedrooms, each gifted with sea views and direct access to a second, infinity-edge heated pool — a quiet oasis that mirrors the changing sky. The open-plan living area is bathed in natural light all day, leading to a fully equipped kitchen and a covered terrace designed for alfresco dinners as the sun melts into the horizon.

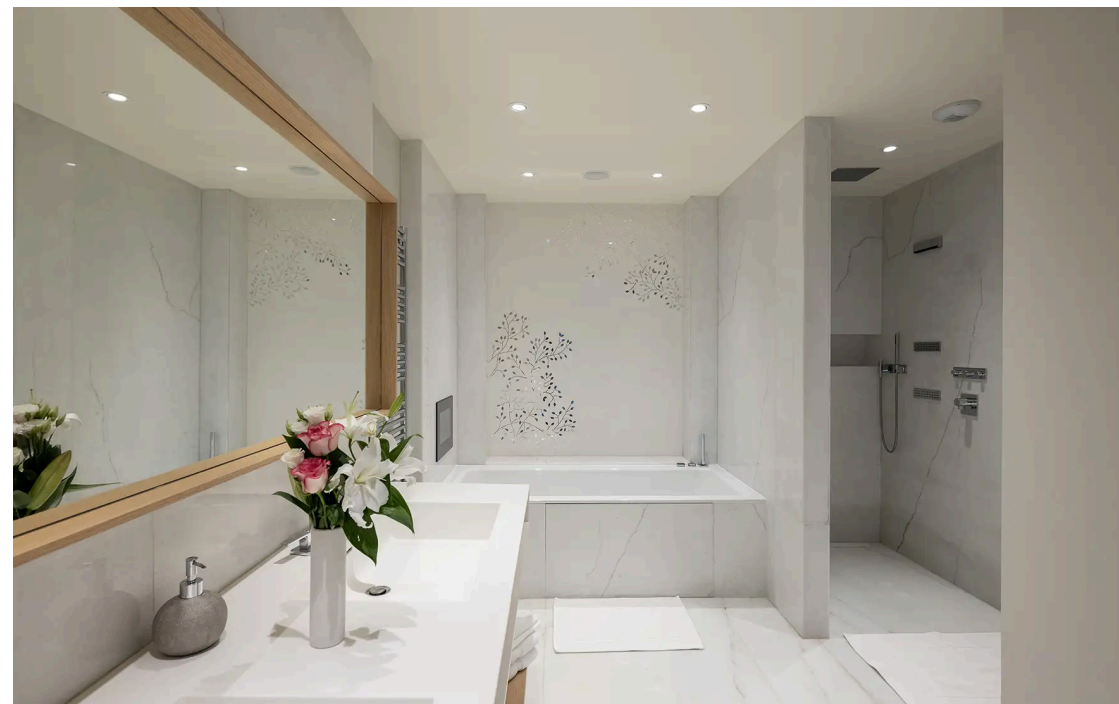
Every bedroom in the West Wing comes with its own ensuite bathroom and private WC, ensuring absolute autonomy for couples or older family members. Unlike the East Wing's contemporary sharpness, here textures are softer — lime-washed walls, natural stone, and shuttered windows that whisper the art of slow living. A separate garage for six cars completes the property.

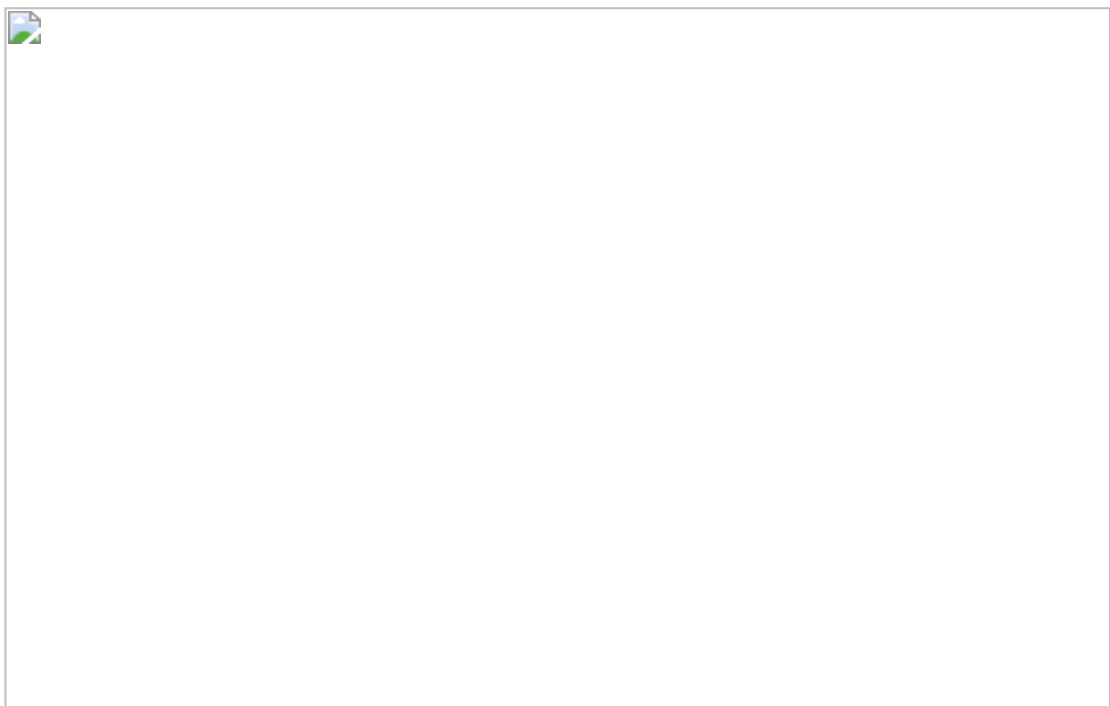
Whether you wake to the crisp light of the eastern slope or linger over sunset on the western terrace, this estate offers the ultimate luxury: choice. Two distinct atmospheres, two private pools, twelve bedrooms in total (including staff quarters), and a seamless blend of shared celebration and secluded retreat.













PROPERTY LOCATION



Cap Ferrat's most coveted peninsula. Steps to Paloma, Passable & Fosses beaches. 5 min to Villa Ephrussi de Rothschild gardens. 20 min to Nice centre, 30 min to Monaco. Over 100 Michelin-starred restaurants within easy reach. Nice Airport 15 km.





DOLCE VILLA SAGL

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