

Résidence Côme



# Reportage.

Reportage Group is one of the largest private developers in the United Arab Emirates, with projects in UAE, Egypt, Nigeria, Kenya, Rwanda, Türkiye, Morocco, KSA, Uganda, Azerbaijan, Pakistan, France, Luxembourg and upcoming international projects.

We are focused and consistent in our objective to provide innovative, modern housing solutions that not only offer our investors an outstanding value but also provide the home buyers a safe place to live in.

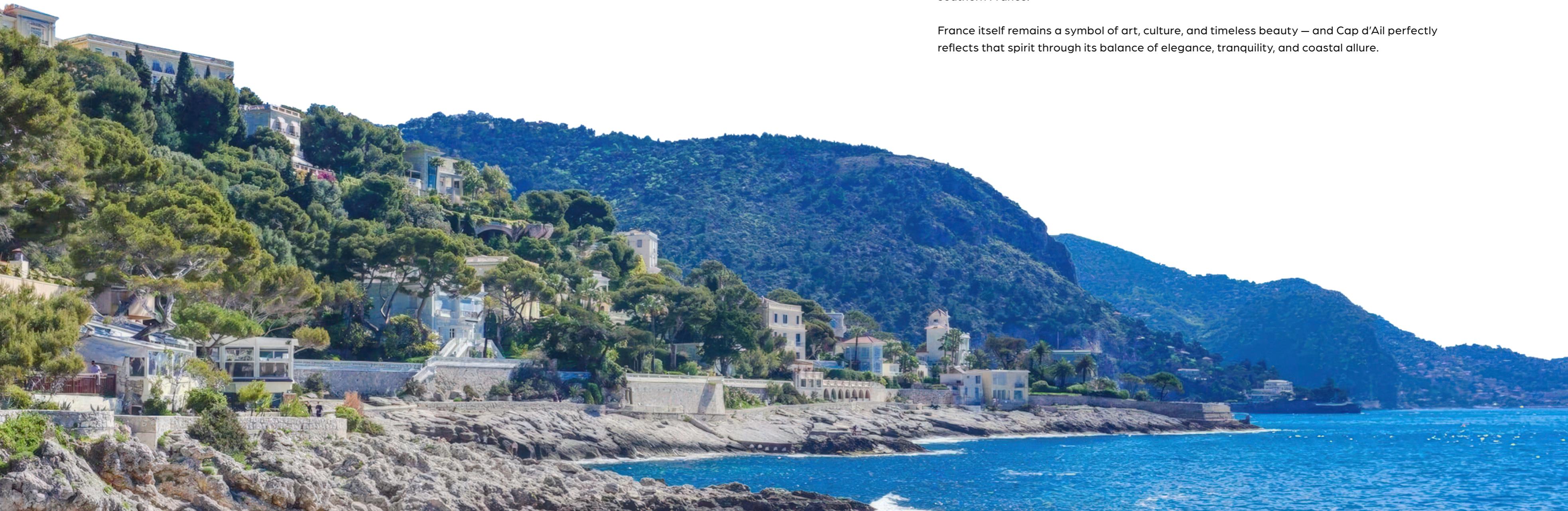
Our mission is to be amongst the most trusted real estate companies in the world by developing and providing homes that are equally elegant and accessible and provide you with a sense of belonging.

We look forward to the upcoming years, and aspire to expand our real estate business globally. Building legacies in UAE and beyond since 2014.

**OWN YOUR STORY**

# CAP D'AIL

**France's Gateway to Coastal Elegance**



Nestled on the French Riviera, Cap d'AIL is one of France's most elegant coastal towns — a place where the charm of the Mediterranean meets the sophistication of the Côte d'Azur.

Just minutes from Monaco, Cap d'AIL blends natural beauty with modern living, offering breathtaking sea views, lush greenery, and a serene atmosphere that defines the essence of southern France.

France itself remains a symbol of art, culture, and timeless beauty — and Cap d'AIL perfectly reflects that spirit through its balance of elegance, tranquility, and coastal allure.



## *Project* **INTRODUCTION**

Reportage Properties presents Résidence Côme, a new chapter of refined living on the French Riviera.

Located in Cap d'Ail, at the entrance to Monaco, this boutique residential building embodies the grace of timeless design inspired by the spirit of the Mediterranean Sea.

Crafted for the few who value the exceptional, Résidence Côme is a private address where natural harmony and quiet sophistication define every detail – an invitation to experience elegance, serenity, and lasting value.



Résidence Côme

# LOCATION

features

Perfectly positioned between the sea and the city, Résidence Côme offers quick access to every Riviera destination.

5 min .....	Monaco Center
5 min walk .....	Cap d'Ail Beach
30 min .....	Nice International Airport
30 min .....	Cap 3000 Mall
35 min .....	Polygone Riviera
45 min .....	Cannes Croisette





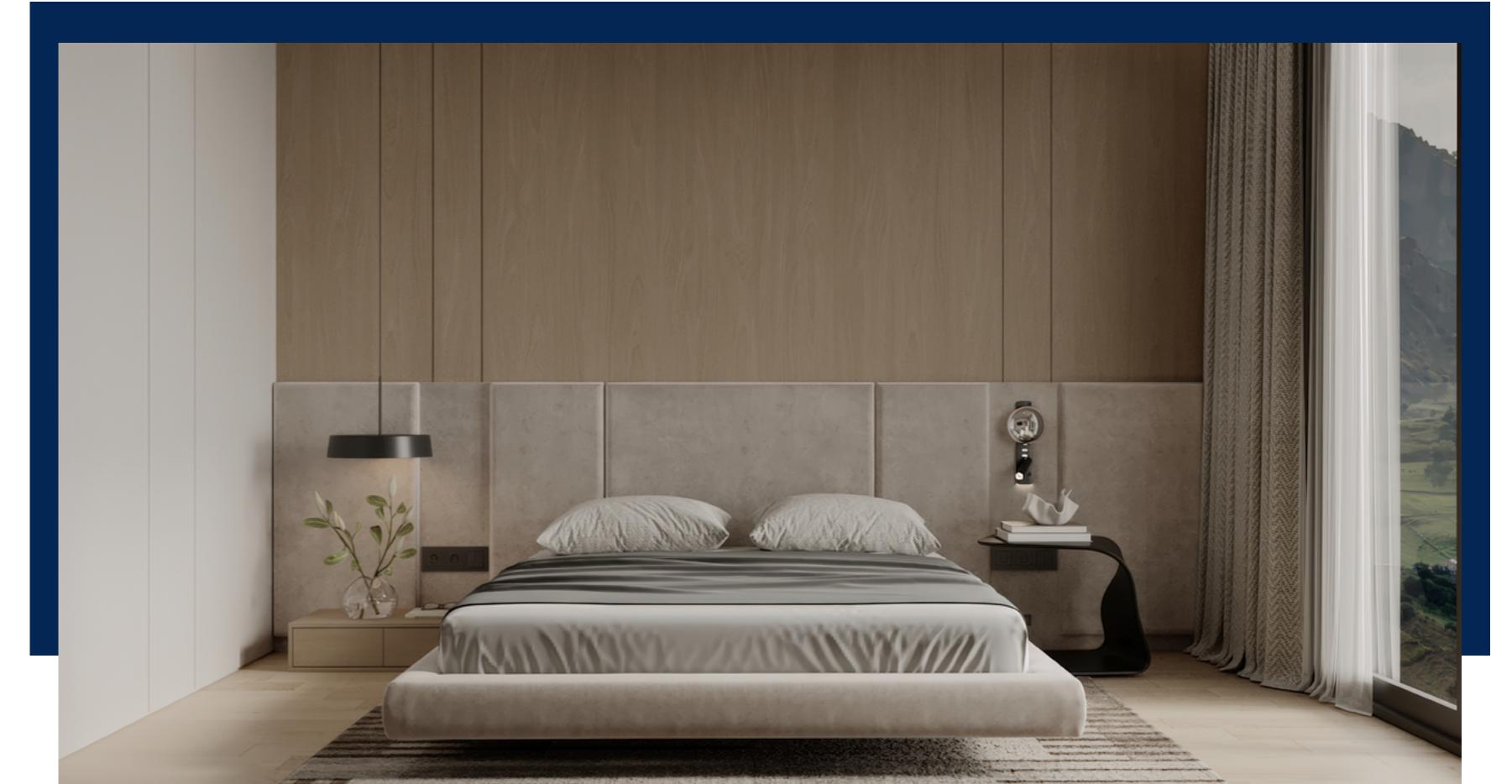
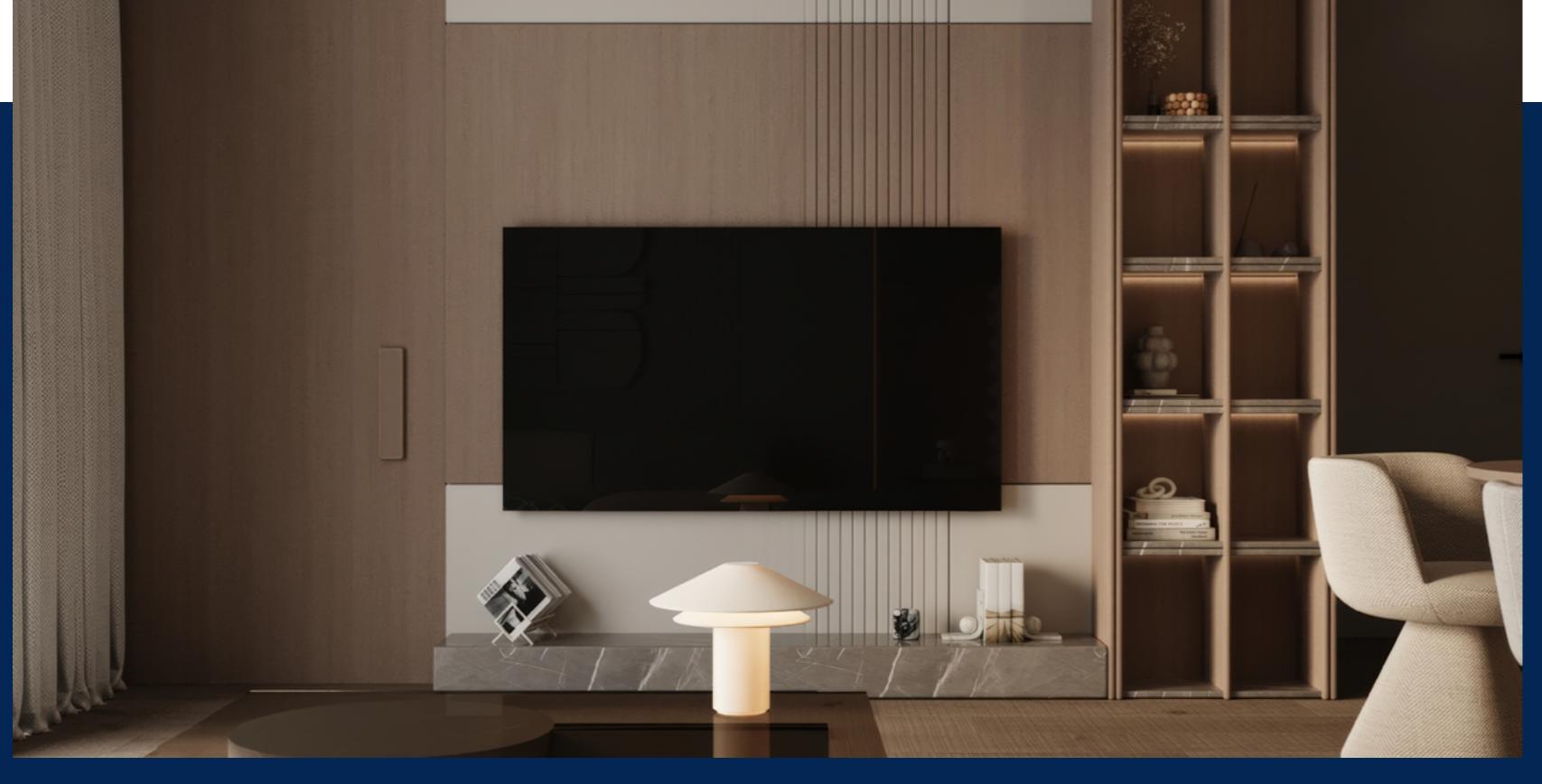
# Project DETAILS

**Type:** Boutique Residential Building

**Total Floor Area:** 1,132 sq.m

**Number of Floors:** 4

- 3 underground levels – secure private parking
- 1 office floor – total area 300 sq.m
  - Office A: 130 sq.m
  - Office B: 60 sq.m
  - Office C: 110 sq.m
- 3 residential floors (rooftop level with private outdoor areas)



## UNIT MIX

**STUDIO** 1 Unit

**1-BEDROOM** 5 Units

**2-BEDROOMS** 2 Units

**3-BEDROOMS** 3 Units

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**TOTAL** 11 Units

Designed to blend with  
**NATURE**



The art of  
**REFINED  
LIVING**





## *Project* AMENITIES

Résidence Côme offers a selection of refined amenities designed to enhance comfort, privacy, and everyday living.



Private and secure  
parking (optional  
closed boxes)



Keypad entry and  
video intercom



Rooftop terraces with  
Jacuzzis (for top-floor  
apartments)



Spacious private  
cellars

Every detail crafted for  
**COMFORT**

*Unit*  
**FEATURES**

- Private Balconies / Terraces as per unit plan
- Modern kitchen with cabinets and countertops
- Fully tiled bathrooms and guest toilets (where applicable)
- En-suite bedrooms as per layout
- Lacquered aluminum double-glazed windows and doors
- Built-in wardrobes in all bedrooms
- Reinforced security entrance door
- Shower in each bathroom
- Vanity units and mirrors
- Glass railings for balconies and terraces
- Smart home automation system
- Satellite master antenna and fiber optic connection for high-speed internet



ELEGANCE

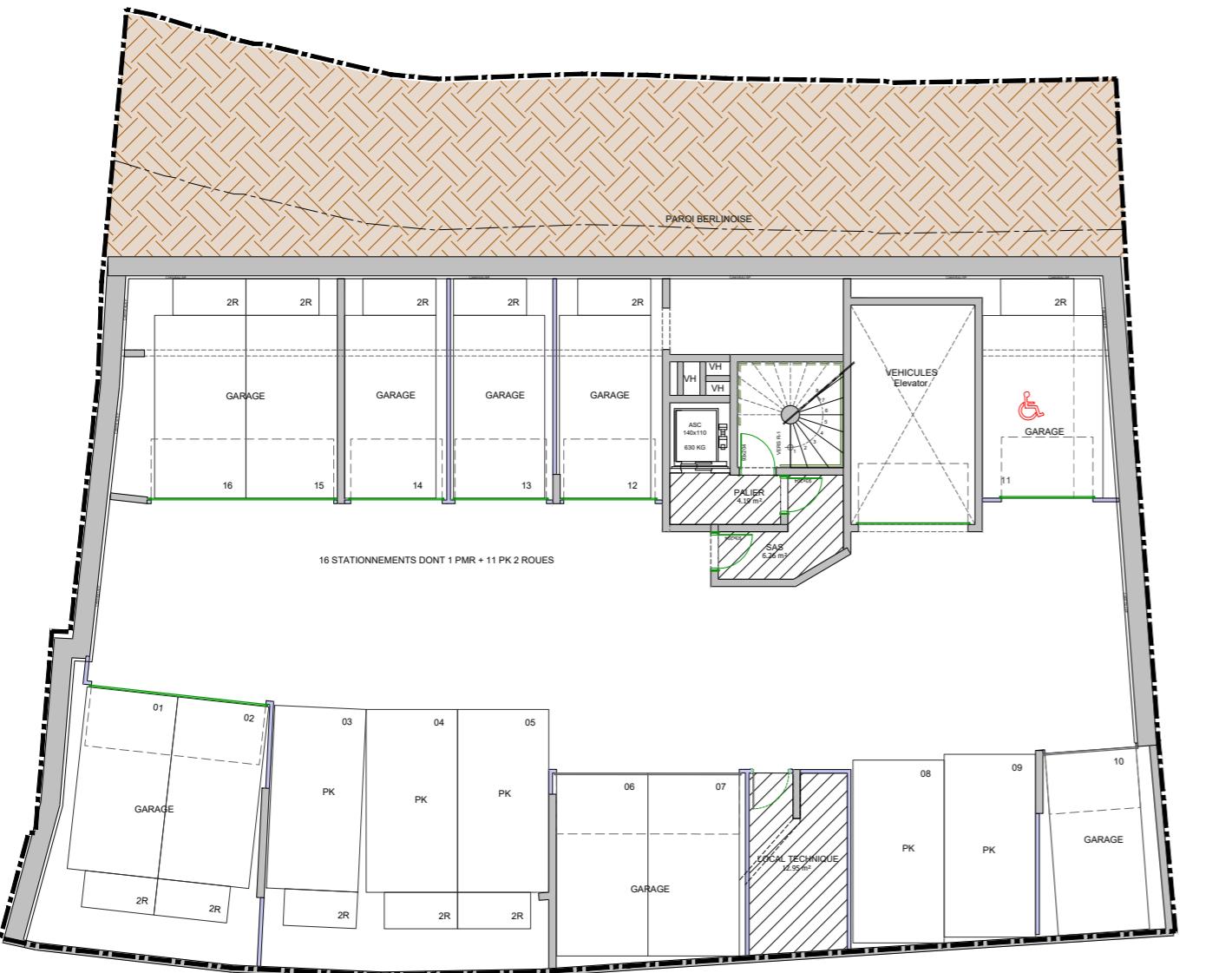
lives in every space



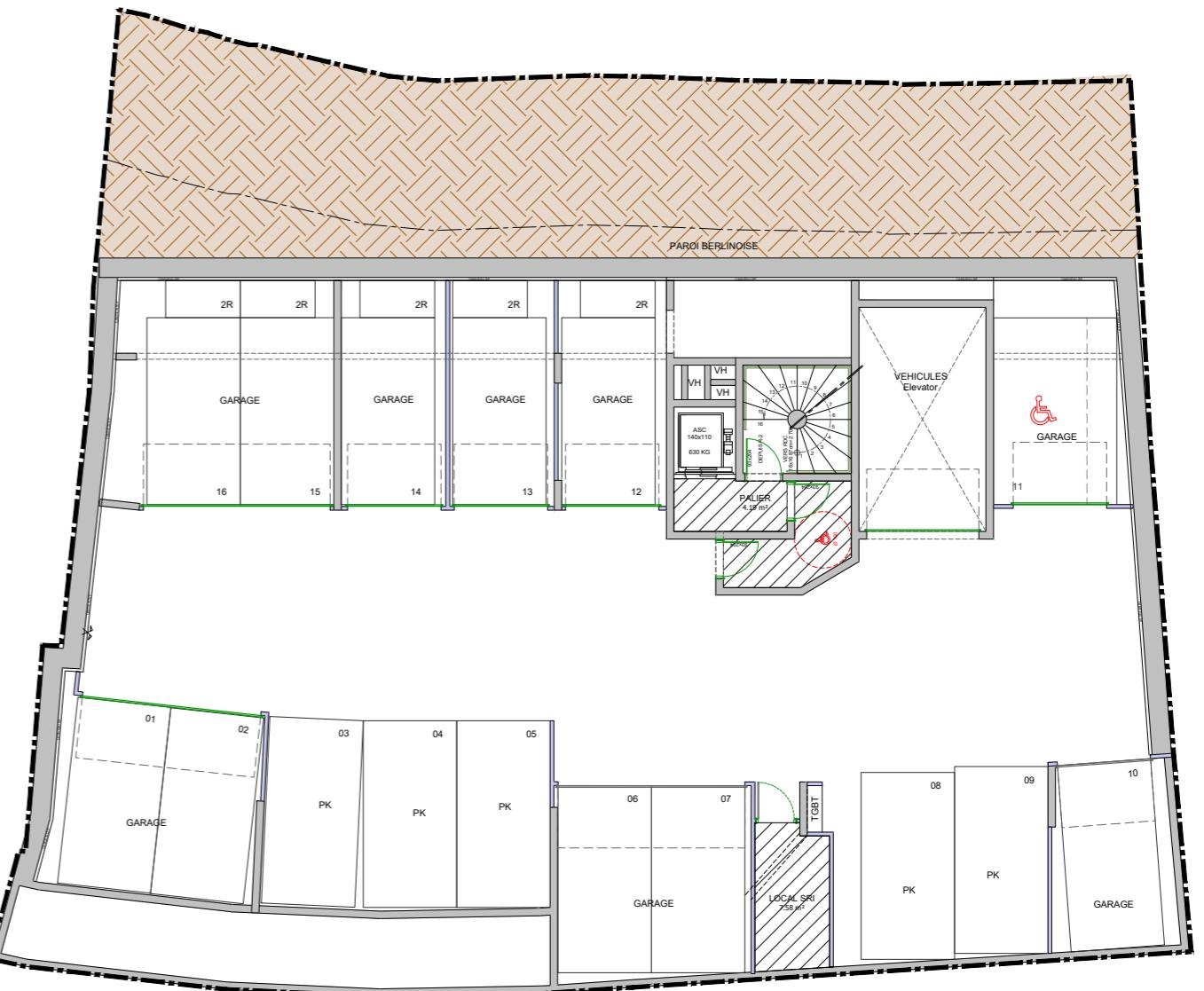


*Floor*  
**PLAN**

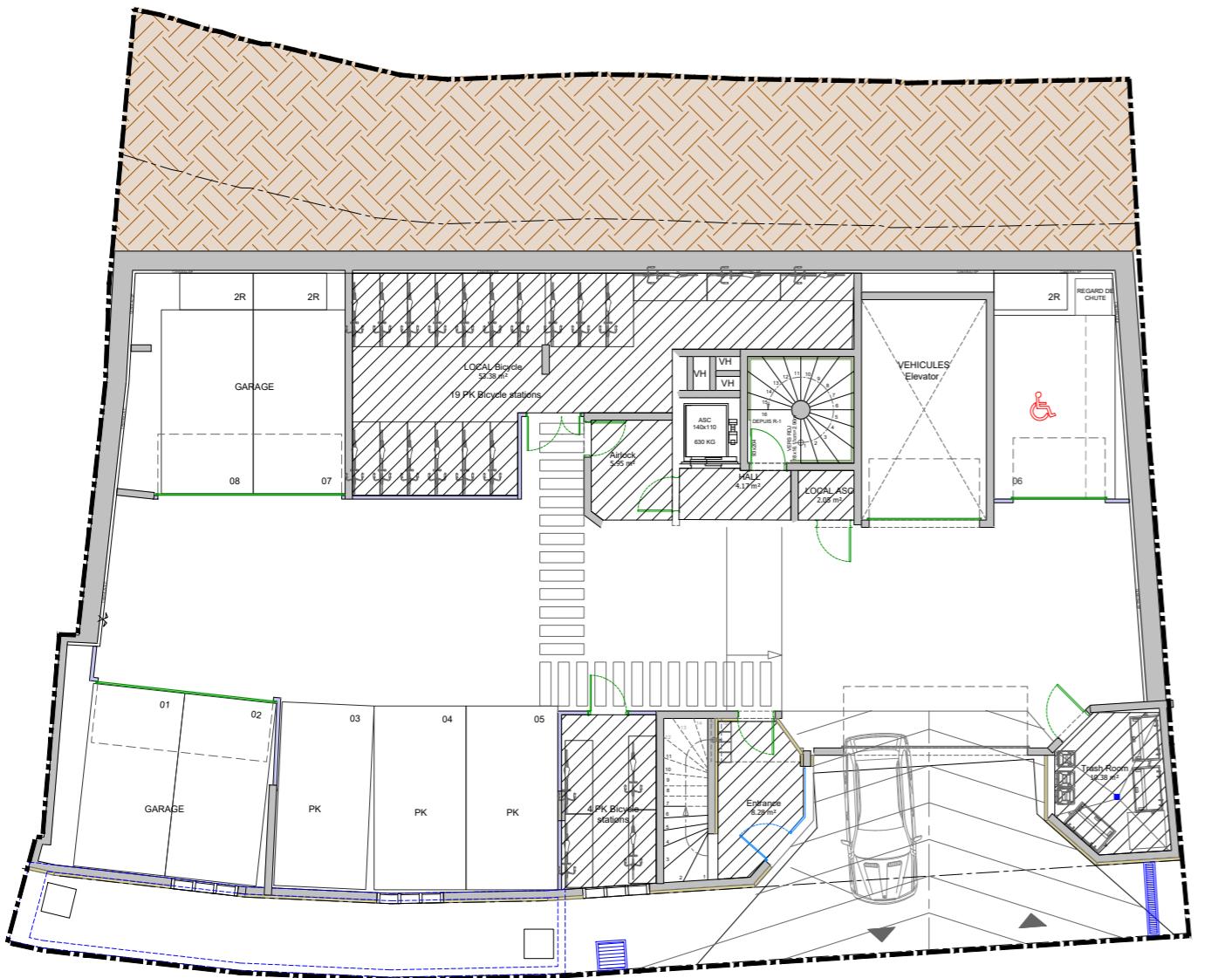
**Basement 02**



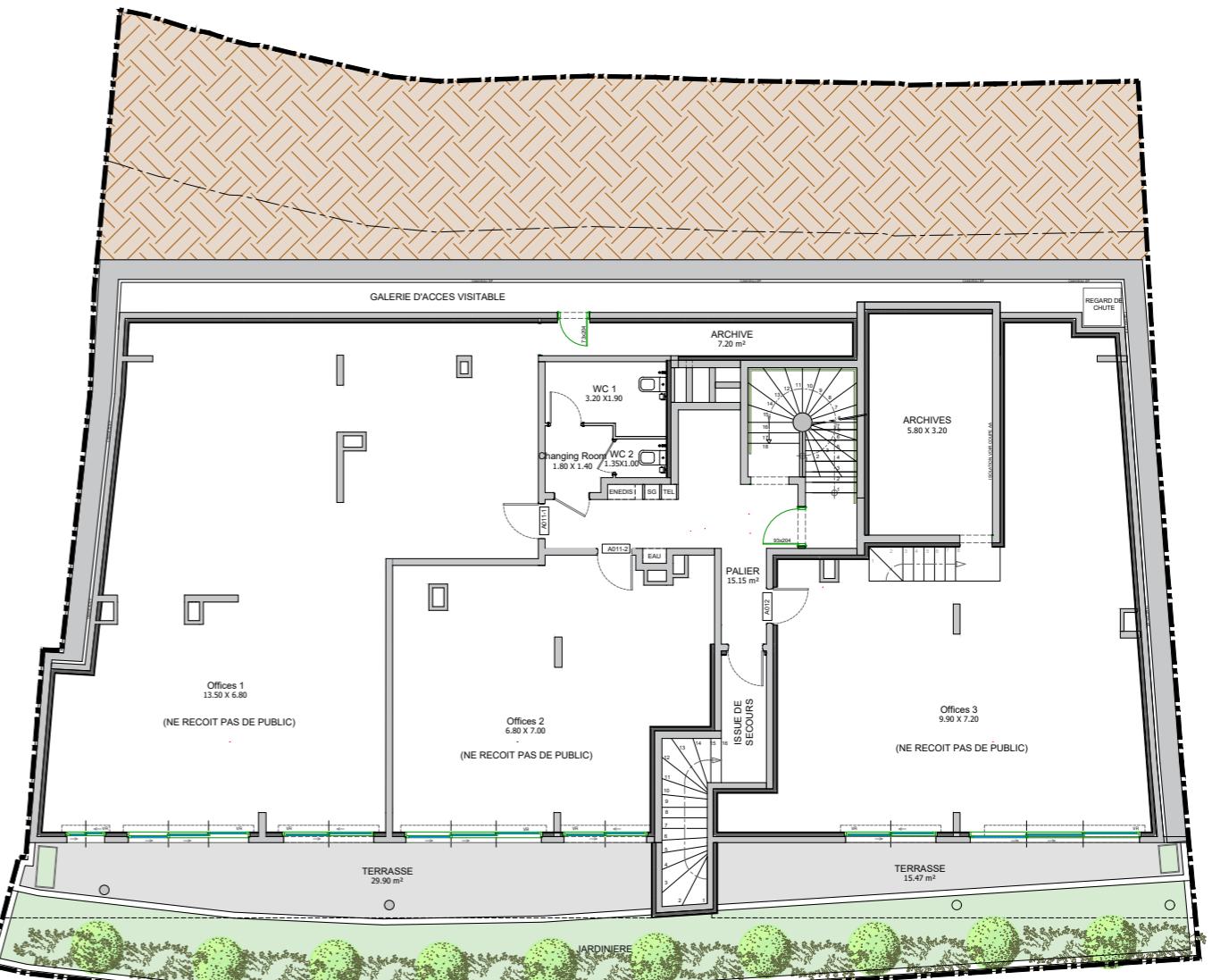
**Basement 01**



**Ground Floor**



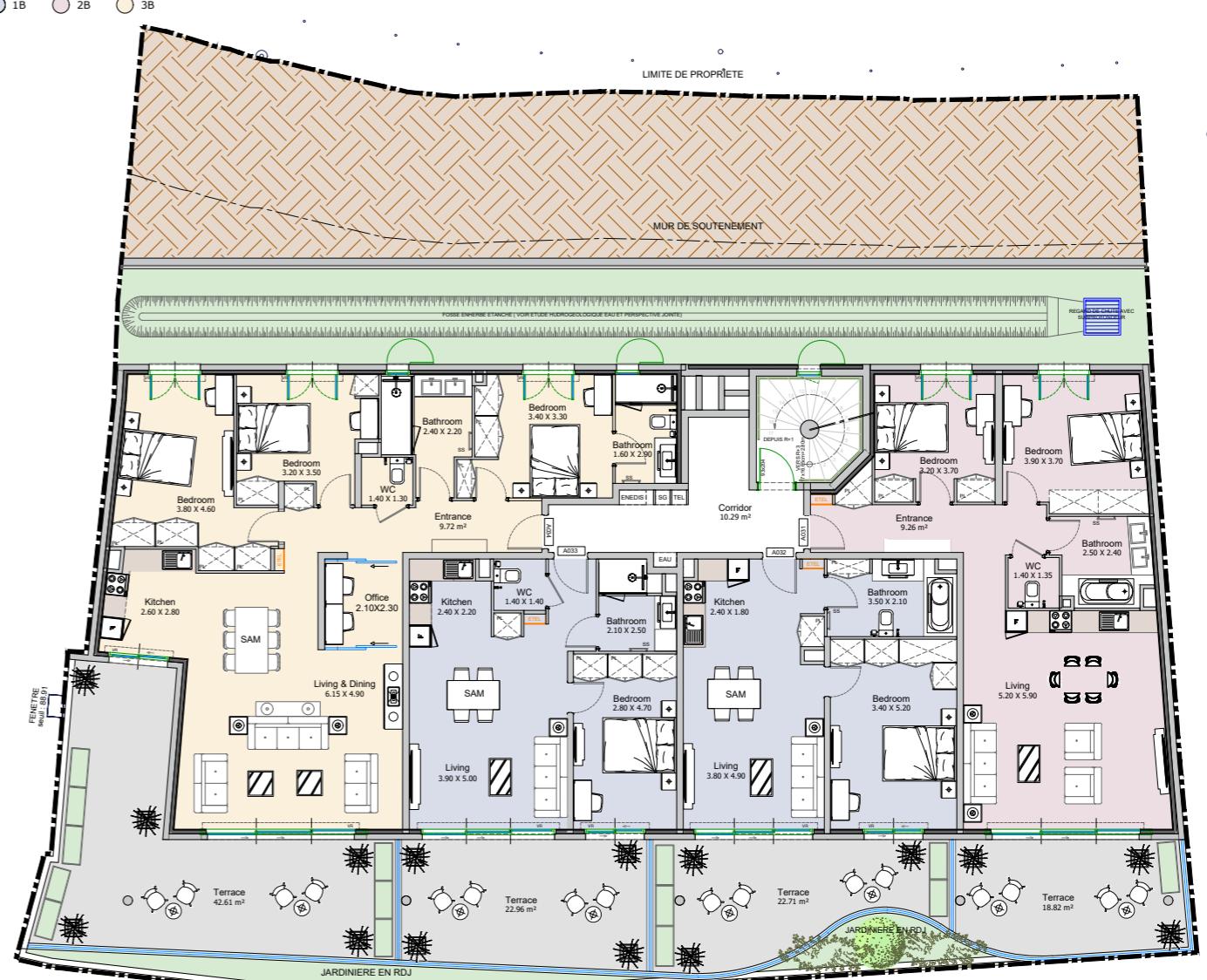
**1st floor (Offices)**



**2nd floor**

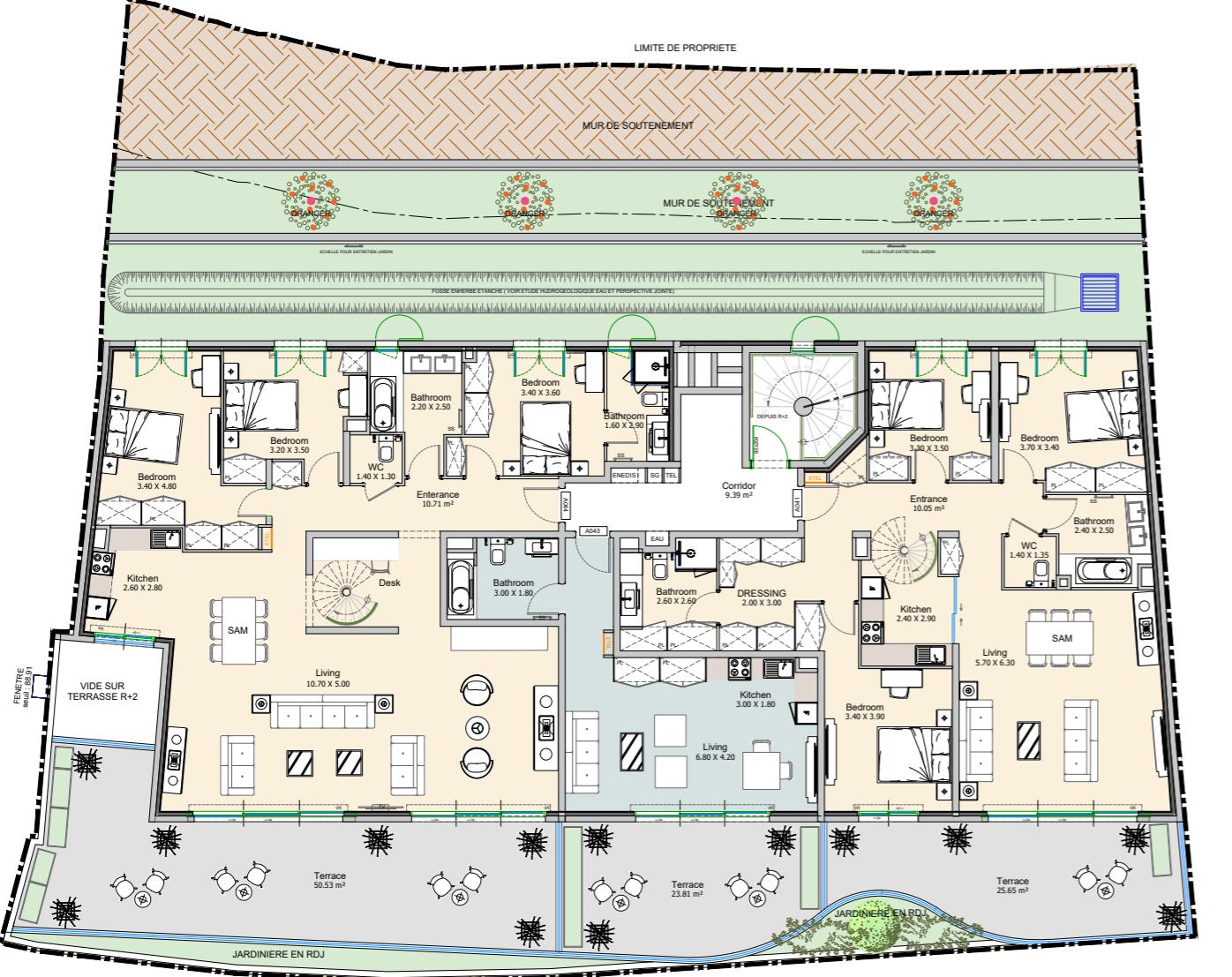


**3rd floor**

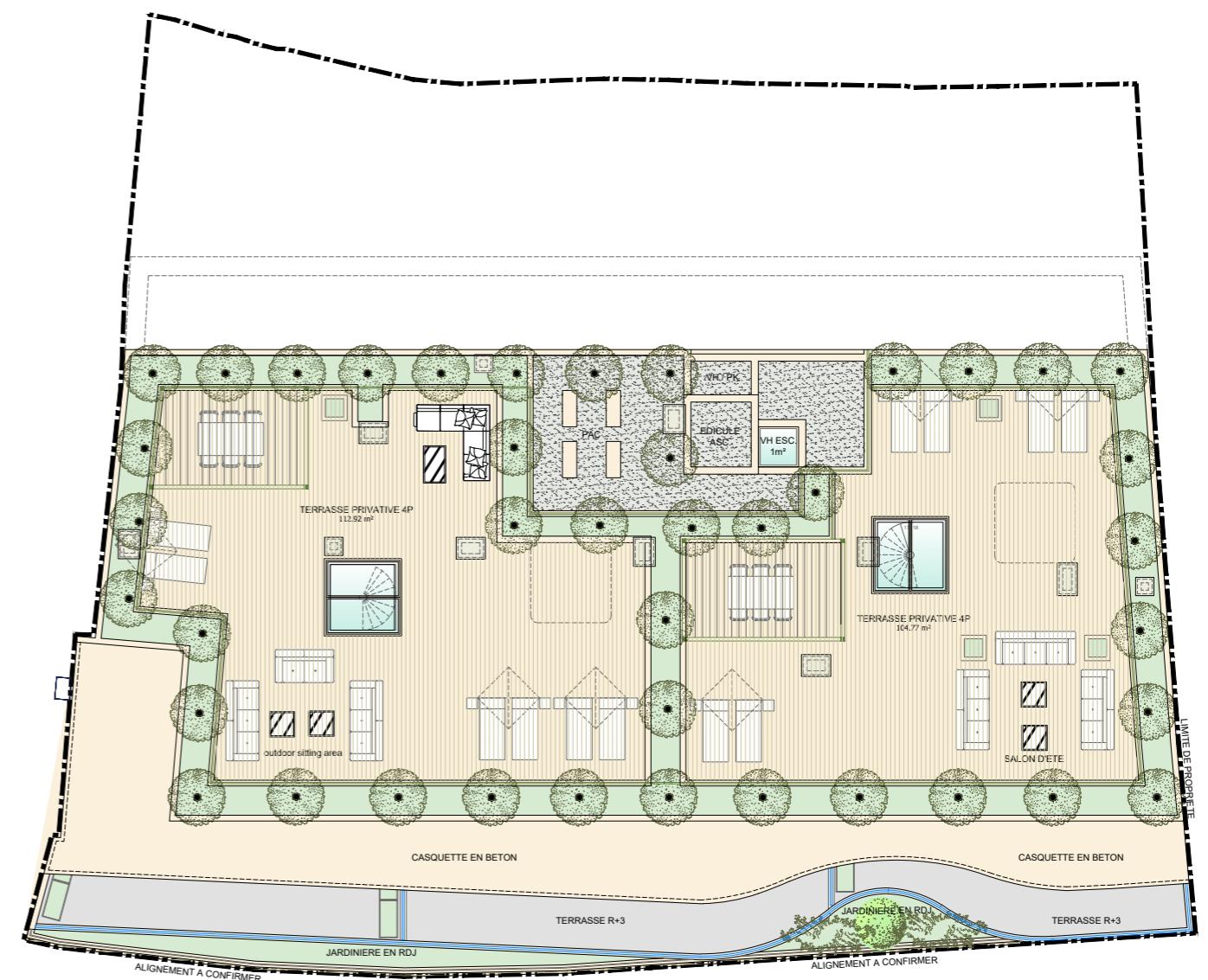


4th floor

STD 3B



Roof



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