



VILLA GOLDEN EYE

MINIMAL ARCHITECTURE WITH SPECTACULAR VIEWS

MONACO SUPERIEURE @ BEAUSOLEIL ☀



GOLDEN EYE VILLA

MONACO SUPÉRIEURE

»ARCHITECTURE AND DESIGN«



Beausoleil, a charming French town near Monaco, boasts stunning Mediterranean views and inspiring architecture, including the Villa "Golden EYE" by architects Marion Kuzmany and Michael Lisner. Designed for Austrian clients, the villa features a central fireplace and unobstructed views of Monaco. Its terraced structure, with a cantilevered ceiling, allows for seamless indoor-outdoor living and ample shading.

The architects transformed a rocky slope into a foundation with guest apartments and an underground garage. The distinctive cantilevered ceiling extends seven meters, providing loggias and concealing the villa's technology. Luxurious elements, like a swimming pool with an adjustable floor level, enhance its appeal. Named "Golden EYE" for its cinematic allure, the villa exemplifies architectural innovation amidst the breathtaking Côte d'Azur landscape.

GOLDEN EYE VILLA

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CULINARY AND NATURE PARADISE

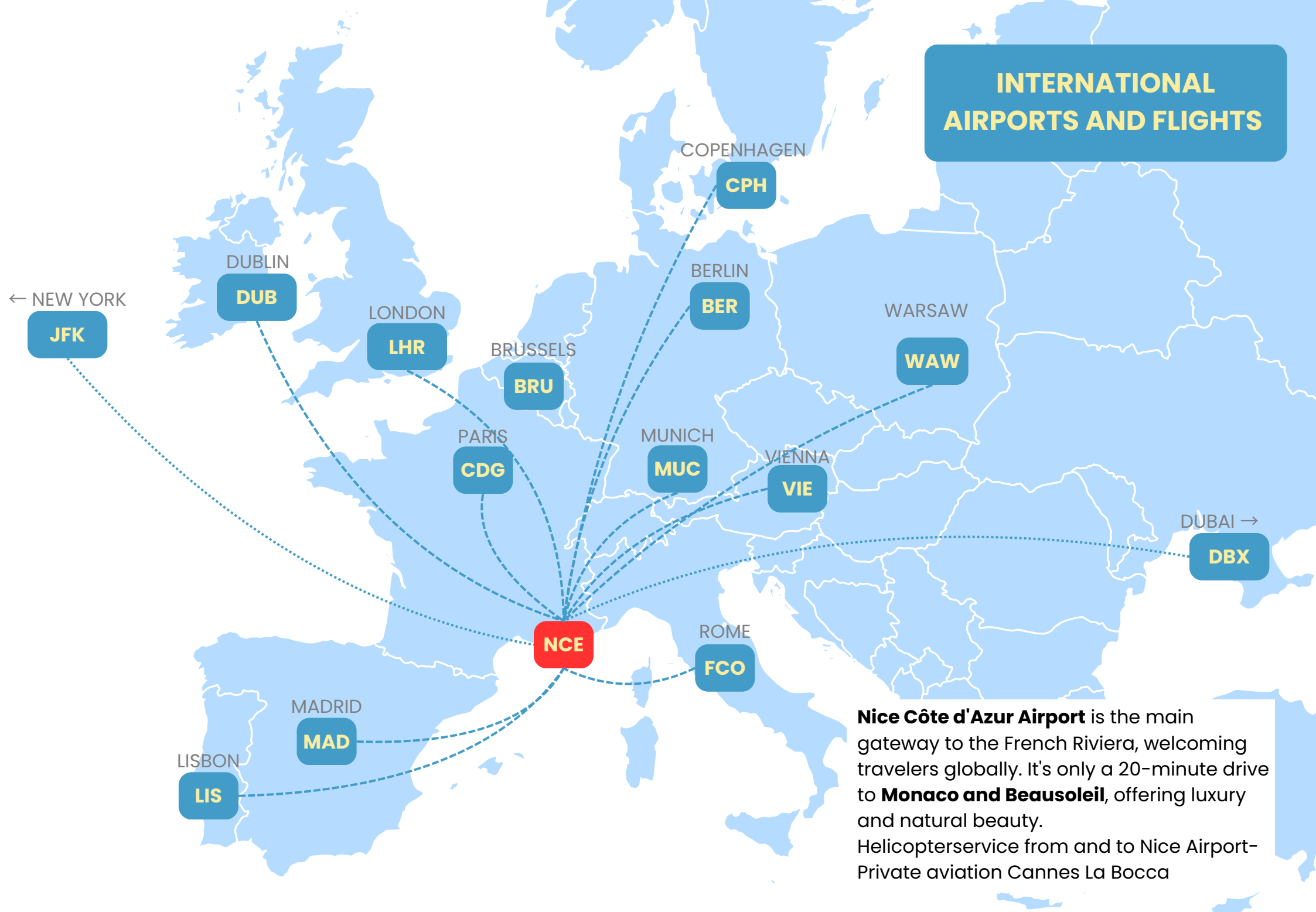
The Côte d'Azur and Alpes-Maritimes are a premier holiday destination offering activities for all ages with many direct flight options. During the day you enjoy the fascinating coral world underwater, fine sandy white beaches, and all kinds of opportunities for exciting excursions. In the evenings, indulge in an extraordinary international food scene, offering an array of options from local markets to upscale restaurants featuring international cuisines.



UNIQUE EXPERIENCES – Côte d’Azur

Many of these destinations can be accessed by boat, offering a stunning day trip. The range of activities is limitless: from golfing to various adventures, there’s always something new to discover each day—just above Monaco at Beau Soleil.

INTERNATIONAL AIRPORTS AND FLIGHTS



Nice Côte d'Azur Airport is the main gateway to the French Riviera, welcoming travelers globally. It's only a 20-minute drive to **Monaco and Beausoleil**, offering luxury and natural beauty. Helicopterservice from and to Nice Airport- Private aviation Cannes La Bocca

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THE GOLDEN EYE VILLA, A FAMILY-RUN, EXCLUSIVE SANCTUARY, OFFERS BESPOKE SERVICES, THAT ALLOWS OUR GUESTS TO ENJOY THEIR PRIVACY WITHOUT EVER LEAVING THEIR VILLA OR PLENTIFUL OPTIONS TO ENJOY ALL THE ACTIVITIES OFFERED ON THE SURROUNDINGS.

HONOURING THE BEAUTY OF THE SUBLIME LANDSCAPE OFFERING SWEEPING VIEWS OF THE MEDITERRANEAN Sea - hill flanked slope with dramatic landscape & magical panorama SEAMLESSLY INTEGRATING.....

A wide range of flora and fauna (nature PARK), this home is a haven of peace where the natural elements (MOUNTAIN & SEA) dictate the rhythm of life. The owners wanted to share this bliss with family and friends which led to the addition of 2 separate guest apartments and annex independent of the main house -highly functional but yet cosy and intimate - seamlessly integrating into the landscape.

Featuring pure lines and highlighting transparency with its floor-to-ceiling sliding glass doors all around, which open to the patio surrounding the villa allow indoor/outdoor living (INDOOR/OUTDOOR FIREPLACE ON MAIN LIVING FLOORS) all year around. Despite the modest size (little sister of recently built Maybourne Riviera in close by Roquebrune) it took 6 years to complete minimising the impact on the surrounding environment.

FURNITURE AND LIGHTING: open dining area - with hidden kitchen (MINIMAL ITALY), outdoor catering kitchen, indoor/outdoor Lighting Concept integrated into the ceiling providing an Airy sophisticated and laid back atmosphere at the same time - OFFERING ample SPACE FOR EVENTS

Both outside and inside, the material palette is restrained with a focus on glass and steel & white concrete elements that perfectly combine and balance with each other. ALL FLOORS, INSIDE AND OUTSIDE WHITE TERRAZZO WITH INTEGRATED SHELLS, BATHROOMS MAROCCAN TADELAKT (Antonio Lupi, Fantini, Emco, Tadao Ando Elements & selected artwork) - 18 meter infinity pool - hidden retractable poolbar

AFTER EILEEN GRAYS E1027, Maison en bord de mer, VILLA GOLDEN EYE, MAYBOURNE RIVIERA, MONACO PALAIS DE LA PLAGES THIS ARCHITECTURAL STYLE HAS NOW BEEN ESTABLISHED ON THE FRENCH RIVIERA

Guests feeling protected and isolated from nearby Urban Life yet being able to access the bustle of Monaco within minutes (by car and on foot- as well as elevators and stairs) as well as the nearby medieval villages. An invitation to admire the natural surroundings, the design of this home aims to camouflage it and patina over time, while always emphasising the majestic scenes of the Mediterranean.

ENJOY COMPLETE PRIVACY IN A
STUNNING SETTING
GOLDEN EYE VILLA



EQUIPPED WITH FAMOUS BRANDS

EXCLUSIVE BRANDS

Our villa features sophisticated kitchens and bathrooms, outfitted with top-tier appliances from prestigious brands like Miele and Gaggenau. In the living areas, Sonos ensures an exceptional music experience.

Greatest Well-Being at Golden Eye Villa Featuring Global Brands:



- MIELE
- Gaggenau
- Liebherr
- Fantini
- Weber BBQ/Outdoor Kitchen
- High Quality bedding
- SONOS Sound Systems
- High class faucets
- Antonio Lupi Bathroom
- Frette Linens & Towels
- Ospa Pool Equipment
- Electric Car Charger

GOLDEN EYE VILLA

MONACO SUPÉRIEURE

Discretion and Intimacy - Quiet Luxury

The Beauty of Simplicity

A reduced lifestyle that offers an oasis of tranquility amidst the hustle and bustle of everyday life.

Products and experiences of this new form of luxury are characterized by restrained design, excellent quality, and subtle exclusivity. Quiet luxury is not about loud flaunting of status symbols, but rather a subtle statement of sophistication and taste.

In tourism, quiet luxury manifests in tailored services that prioritize the individual needs and preferences of each guest. The offering includes special culinary experiences, personalized excursion recommendations, and subtle nuances that make a stay unforgettable.

Naturalness and attention to detail take precedence, and it's the small, unassuming gestures that leave the greatest impression! Sustainability is also a hallmark of luxury.

Exclusivity over mass tourism.

Substance over bling-bling. High-quality materials and understated design exude tranquility and harmony, with a minimalist color scheme complemented by select design elements that highlight the individual character of the property.





GOLDEN EYE VILLA
INDOOR/OUTDOOR LIVING



GOLDEN EYE VILLA
INDOOR/OUTDOOR LIVING



GOLDEN EYE VILLA
MOUNTAIN SUITE
OFFICE/SEAVIEW ROOM



GOLDEN EYE VILLA
MASTER SUITE



GOLDEN EYE VILLA
MASTER SUITE

GOLDEN EYE VILLA

EXTRAORDINARY VIEWS



GOLDEN EYE VILLA

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GOLDEN EYE VILLA

KEY DATA

BEDROOMS

- 2 master bedrooms on the 2nd floor with panoramic views and ensuite bathrooms.
- 2 guest apartments with garden and sea views, each with ensuite bathrooms, accommodating 4 guests.
- An office with a hidden bed .
- Total capacity: 14 persons.

HEATING/AC

- fully equipped aircon and heating,
- floor heating/cooling on main living floor

GOLF

- Various beautiful golf courses
 - Most prestigious: Monaco Mont Agel (7 minutes away)
 - Provence: Royal Mougins, St. Tropez, and St. Maxime
 - Terre Blanche
- Italy: Bordighera

VIEWS

- 360° panoramic views overlooking Monaco/palace, sea, mountain

ALARM SYSTEM

- invisible alarm surrounding villa

LIVING AREA

- Inside 460m² /Outside 1500 m² living
- ceiling to floor glass windows/doors opening to vast outdoor living space
- terrazzo floors with shells over entire space allowing year round indoor/outdoor living

INTERNET

- High Speed internet
- Alarm System

BEACHES

- Monaco Larvotto Beach
- Plage Marquet
- Cap d'Ail beach clubs
- Eze bord de mer beach clubs
- Roquebrune
- Menton within 5-10 minutes
- Keller Plage (Cap d'Antibes)
- St. Tropez, driving approximately 1 hour or accessible by boat from Monaco harbour

ELEVATOR

- invisible alarm surrounding villa
- elevator

SEA PORT

- Sea Port: 9 min
- main Harbours Monaco (Hercules), Fontvieille, Cap d'Ail as well as Menton and newly built port in Ventimiglia





RATES & BOOKING

If you are considering booking our villa or have inquiries about our exclusive services, we are here to assist you. Our dedicated and professional team is poised to offer you all the information you need to make the most informed and luxurious choices. Rates, reflecting the opulence of our offerings, will be provided via email. Please don't hesitate to contact us, and we will respond with the utmost promptness. We eagerly anticipate the privilege of supporting you in your luxurious journey!

CONTACT

For reservations and inquiries on availability please contact:

Katharina Tatjana Briem-Kucharsky
Mag., MSc

Chairwoman

contact@goldeneyevilla.com



»Experience Timeless Luxury
on the Côte d'Azur!«



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www.goldeneyevilla.com
contact@goldeneyevilla.com