

Waterfront Estate on the French Riviera to Sell via Sotheby's Concierge Auctions

Luxurious sanctuary to auction in cooperation with Côte d'Azur Sotheby's International Realty as part of Sotheby's inaugural Abu Dhabi Collectors' Week

NEW YORK, NY, UNITED STATES, October 23, 2025 /EINPresswire.com/ -- An extraordinary first-line waterfront estate in one of southern France's most coveted enclaves will sell at auction via [Sotheby's Concierge Auctions](#). Listed at €35M, this Mediterranean sanctuary in [Saint-Jean-Cap-Ferrat](#)—located 30 minutes east of Nice in the French Riviera—is offered in cooperation with Peter Illovsky of Côte d'Azur Sotheby's International Realty.



First-Line Waterfront Position with Panoramic Mediterranean Views

Bidding is scheduled to open 21 November online and will culminate 5 December at The St.

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From sunrise over the Mediterranean to evenings spent by the infinity pool, it offers a connection to the sea that defines life on Saint-Jean-Cap-Ferrat.”

Tereza Kandelaki

Regis Saadiyat Island Resort in Abu Dhabi as part of Sotheby's inaugural Abu Dhabi Collectors' Week.. This historic four-day luxury event will present ultra-luxury real estate for auction alongside marquee collections of jewellery, watches, and collector cars, highlighting Abu Dhabi as a premier destination for global buyers and collectors. The event strategically coincides with Abu Dhabi's most dynamic week of the year, including the Formula 1 Grand Prix, Abu Dhabi Finance Week, and Bitcoin MENA.

“We are proud for one of southern France's most exclusive waterfront estates to serve as a headliner for our live auction of marquee real estate offerings during Sotheby's inaugural Abu Dhabi Collector's Week,” said Chad Roffers, CEO of Sotheby's Concierge Auctions. “This estate will shine as part of a curated selection of world-class assets, perfectly illustrating the power of

our global platform to connect international buyers with rare, extraordinary properties.”

The property features refined living space with six en-suite bedrooms set across multiple elegant levels, including a magnificent primary suite with unobstructed panoramas of the Mediterranean sea. A separate 75-square-meter guest apartment provides privacy for visitors, while the main villa integrates luxury living spaces with an independent kitchen, summer kitchen for alfresco dining, wine cellar, three bedrooms ready for personalization, and more.

Outdoor living is equally spectacular, with an infinity pool merging seamlessly with the azure horizons, a 60-square-meter pool house, and a wellness center featuring a hammam and sauna. Multiple terraces and direct access to the waterfront create an ideal setting for entertaining, while 2,950 square meters of meticulously landscaped gardens showcase native Mediterranean plantings. Two staff studios, an enclosed garage, and ample parking complete this estate.

“This residence captures the essence of the Riviera lifestyle,” added Illovsy. “From its panoramic sea views and elegant multi-level design to its wellness amenities and manicured grounds, every element reflects sophistication, privacy, and coastal serenity.”

“Every detail of this estate celebrates its surroundings,” said the seller, Tereza Kandelaki. “From sunrise over the Mediterranean to evenings spent by the infinity pool, it offers a connection to the sea that defines life on Saint-Jean-Cap-Ferrat.”

Situated on one of the French Riviera’s most exclusive peninsulas, the estate is steps from the Four Seasons Grand-Hôtel and minutes from the Villa Ephrussi de Rothschild. Saint-Jean-Cap-Ferrat offers world-class amenities while maintaining absolute privacy, with crystalline waters for



Six En-Suite Bedrooms Plus Luxurious 75-Square-Meter Guest Apartment



Infinity Pool, Wellness Center, and 60-Square-Meter Pool House

paddleboarding, kayaking, diving, and snorkeling, as well as an eleven-kilometer coastal path providing sweeping Mediterranean vistas. Nearby Nice and Villefranche-sur-Mer feature exceptional dining, cultural attractions, and access to golf, private yacht charters, helicopter excursions, and Monaco's casinos and Grand Prix circuit.

Abu Dhabi Collectors' Week, presented in partnership with Sotheby's, RM Sotheby's, and the Abu Dhabi Investment Office, highlights marquee offerings—including a \$20 million+ single-owner jewellery and watch collection and a McLaren Racing collaboration—positioning Abu Dhabi as a global nexus for luxury and culture. Sotheby's Concierge Auctions' participation underscores its continued expansion into premier international markets and the growing demand for architectural and design-led properties among discerning global buyers.

Images of the property may be viewed at [conciergeauctions.com](https://www.conciergeauctions.com). All photos should be credited to Côte d'Azur Sotheby's International Realty.



7,297 Square Feet of Refined Living Across Multiple Elegant Levels



Steps to Four Seasons Grand-Hôtel in Cap Ferrat's Premier Location

As part of Sotheby's Concierge Auctions' Key For Key® giving program in partnership with Giveback Homes, the closing will result in funding towards new homes built for families in need.

Agents will be compensated according to the terms and conditions of the Listing Agreement. See Auction Terms and Conditions for full details.

For more information, including property details, diligence documents, and more, visit [ConciergeAuctions.com](https://www.conciergeauctions.com) or call +1.212.202.2940.

About Concierge Auctions

Concierge Auctions is the world's largest luxury real estate auction marketplace, with a state-of-the-art digital marketing, property preview, and bidding platform. The firm matches sellers of one-of-a-kind homes with some of the most capable property connoisseurs on the planet. Sellers gain unmatched reach, speed, and certainty. Buyers receive curated opportunities. Agents earn their commission in 30 days. Acquired by Sotheby's, the world's premier destination for fine art and luxury goods, and Anywhere Real Estate, Inc (NYSE: HOUS), the largest full-service residential real estate services company in the United States, Concierge Auctions continues to operate independently, partnering with real estate agents affiliated with many of the industry's leading brokerages to host luxury auctions for clients. For Sotheby's International Realty listings and companies, Concierge Auctions provides Sotheby's brand exclusivity as Sotheby's Concierge Auctions. Since inception in 2008, the firm has generated billions of dollars in sales, broken world records for the highest-priced homes ever sold at auction and sold properties in 46 U.S. states and 35 countries. The firm owns one of the most comprehensive and intelligent databases of high-net-worth real estate buyers and sellers in the industry, and it has committed to build more than 300 homes through its Key For Key® giving program in partnership with Giveback Homes™, which funds new homes for families in need from every property the company sells. For more information, visit ConciergeAuctions.com.

Sotheby's International Realty

Sotheby's International Realty was founded in 1976 as a real estate service for discerning clients of Sotheby's auction house. Today, the company's global footprint spans more than 1,100 offices located in 86 countries and territories worldwide, including 47 company-owned brokerage offices in key metropolitan and resort markets. In February 2004, Anywhere Real Estate Inc. entered a long-term strategic alliance with Sotheby's, the operator of the auction house. The agreement provided for the licensing of the Sotheby's International Realty name and the development of a franchise system. The franchise system is comprised of an affiliate network, where each office is independently owned and operated. Sotheby's International Realty supports its affiliates and agents with a host of operational, marketing, recruiting, educational and business development resources. Affiliates and agents also benefit from an association with the venerable Sotheby's auction house, established in 1744. For more information, visit www.sothebysrealty.com.

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