

## MONACO PORT HERCULE RUSCINO 4 ROOMS WITH HARBOUR VIEW

For sale Monaco

**Co-exclusive**

12 400 000 €

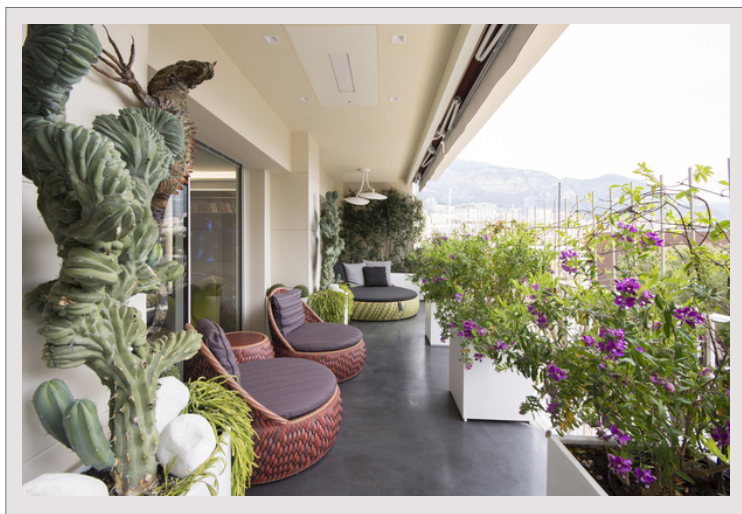
The Ruscino is a building located in Port Hercule. It is the only residential property on the Quai Antoine 1er. It offers a spectacular "postcard" view of the port and Monaco and is much quieter compared to the other buildings on Boulevard Albert I and Avenue d'Ostende. The in-depth redesign of the common areas is expected to be completed in the first half of 2026. Concierge service 7 hours a day. Mixed-use residence with the possibility of using apartments as a dwelling or office. Possibility of acquiring in addition a 2-room apartment in the building and/or an additional parking box.

|              |                       |             |                      |
|--------------|-----------------------|-------------|----------------------|
| Product type | Apartment             | Num rooms   | 4                    |
| Total area   | 216.60 m <sup>2</sup> | Num parking | 1                    |
| Living area  | 186.60 m <sup>2</sup> | Num cellars | 1                    |
| Terrace area | 30 m <sup>2</sup>     | Building    | Ruscino              |
| Floor        | 2                     | Adresse     | 14, quai Antoine 1er |
| Annual costs | 16 000 €              | District    | Port                 |
| Usage mixte  | Yes                   |             |                      |

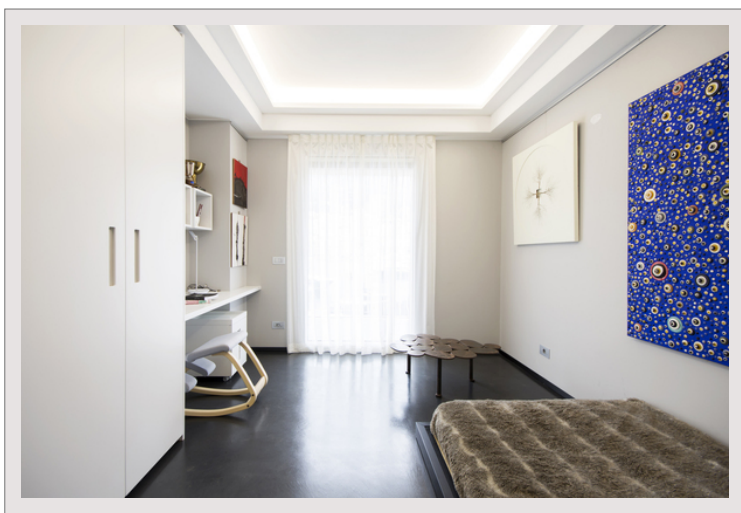
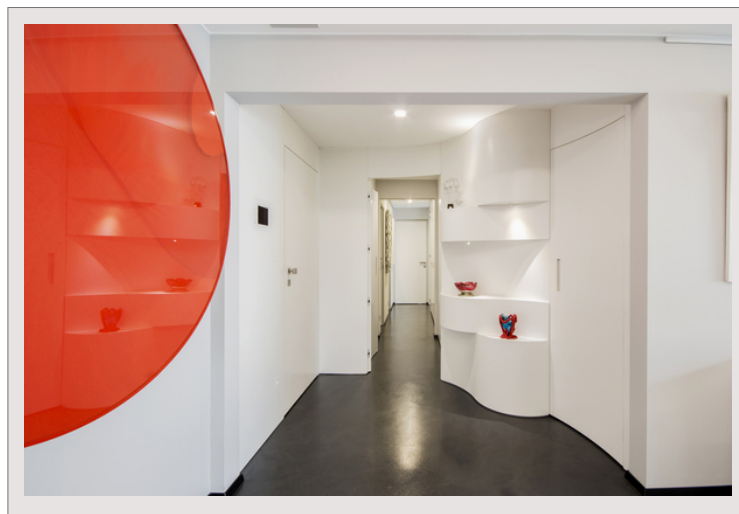
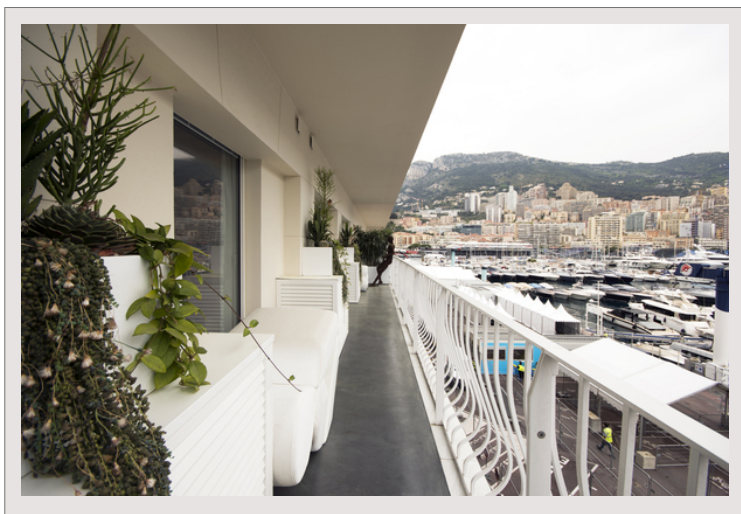
This apartment is formed by the connection of two smaller units. It has recently undergone extensive renovations. The contemporary style decoration includes all the custom-made carpentry made by Italian craftsmen, alarm and camera system, independent heating and air conditioning, outdoor heating allowing you to enjoy the terrace all year round, Sonos music system. Distribution: entrance with cloakroom, living room, dining room, kitchen, storage room, guest toilet, balcony towards Fort Antoine, balcony towards Port Hercule and the city, 3 bedrooms, 3 bathrooms, dressing room, numerous cupboards. Possibility to acquire in addition 1 closed parking box (600.000€), and/or a 2-room apartment of 50 square meters (1.700.000€), completely renovated, close to the main apartment, currently used as a laundry room and sports/wellness area. Could be used as an office, guest room or accommodation for house staff.



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