

## RENOVATED 2 BEDROOM WITH SEA VIEW

For sale Monaco

**Sole agent**

**4 900 000 €**

Nestled in the heart of the exclusive Larvotto district, this exceptional three-room apartment offers an incredible opportunity to create the home of your dreams. With the potential to be transformed into a four-room apartment, this spacious property boasts a range of attractive features that promise a lifestyle of comfort, convenience and elegance.

Product type	Apartment	Num rooms	3
Total area	93 m <sup>2</sup>	Num bedrooms	2
Living area	75 m <sup>2</sup>	Num box	1
Terrace area	18 m <sup>2</sup>	Building	Vallespir
View	SEA & BEACH	District	Larvotto
Exposure	SOUTH EAST	Condition	Renovated
Floor	8	Release date	31/10/2024
Meublé	Yes		

Magnificent 3-room apartment located on the 8th floor of a modern building with concierge on the Boulevard du Larvotto, a stone's throw from the new beaches and shops of the Boulevard d'Italie thanks to the rear entrance of the building.

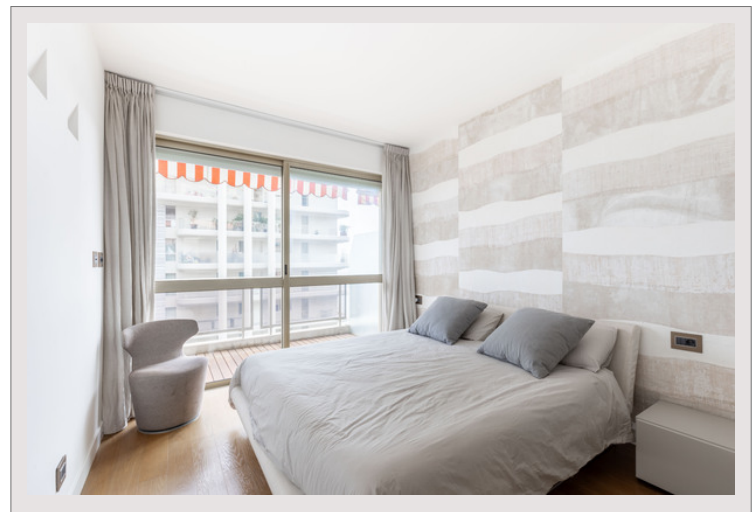
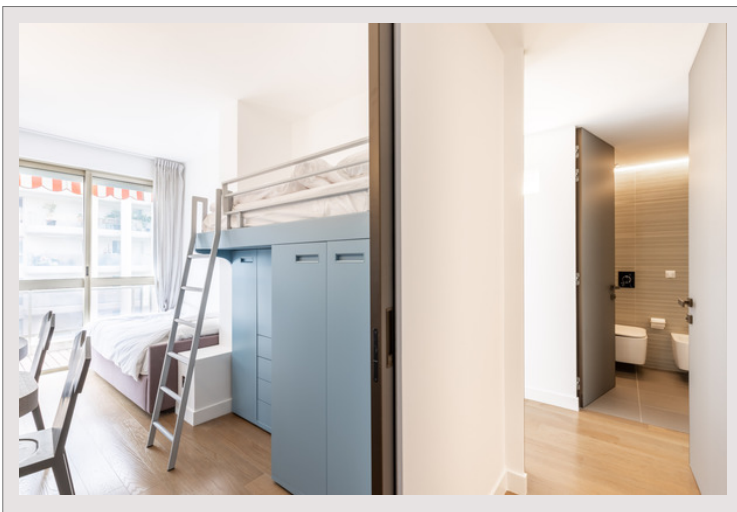
Completely renovated with quality materials, it is composed of a living/dining room with fully equipped American kitchen, a master bedroom with sea view and en-suite shower room, a second bedroom also opening onto the terrace with sea view and a second shower room, all completed by a laundry room. All the main rooms open onto the terrace.

This property has a sea view and a parking box.

Currently rented 7.500€/month

Profitability: 1.9%

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