

## 4 ROOMS - SEA VIEW - RENOVATED - POSSIBILITY OF ADDITIONAL

### OUTBUILDINGS

For sale Monaco

**Co-exclusive**

12 400 000 €

The Ruscino is a building located in Port Hercule. It is the only residential property on 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 1er and Avenue d'Ostende. The common areas have been completely renovated. Concierge service 7/24h. Mixed-use residence with the possibility of using the apartments as residential or office space. The annexes can be purchased at the indicated price.

In case of collaboration, a fee rebate of 1% will be applied.

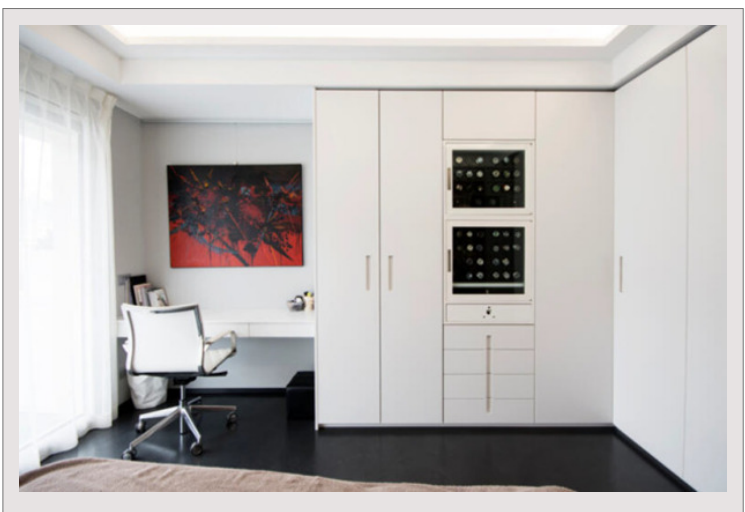
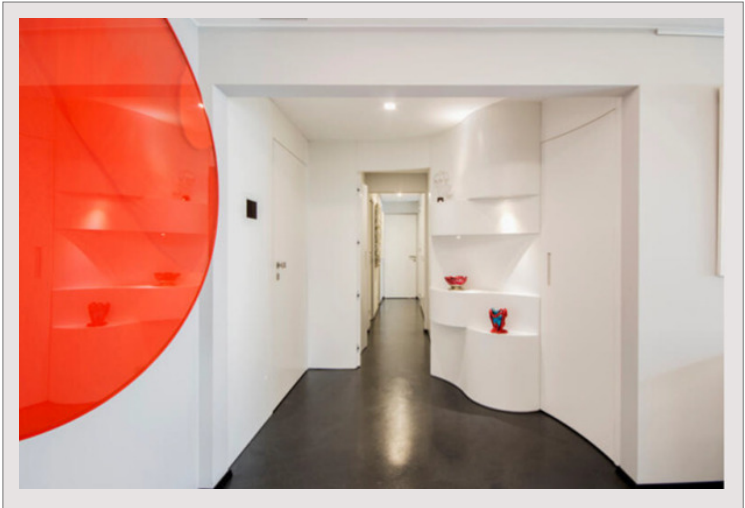
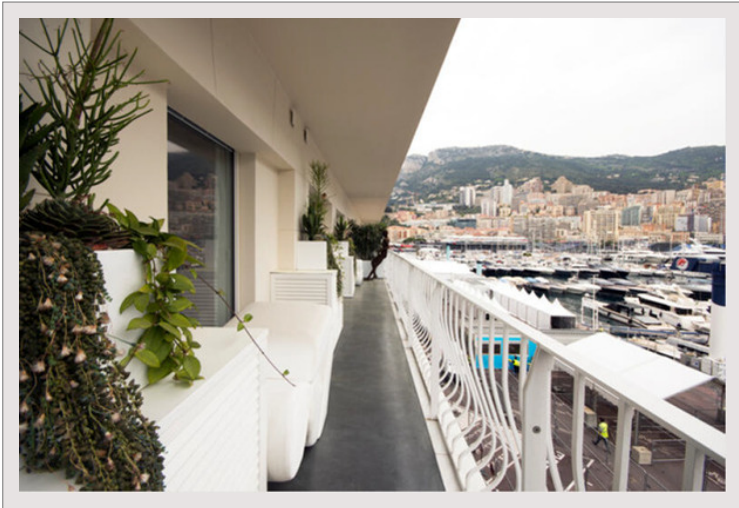
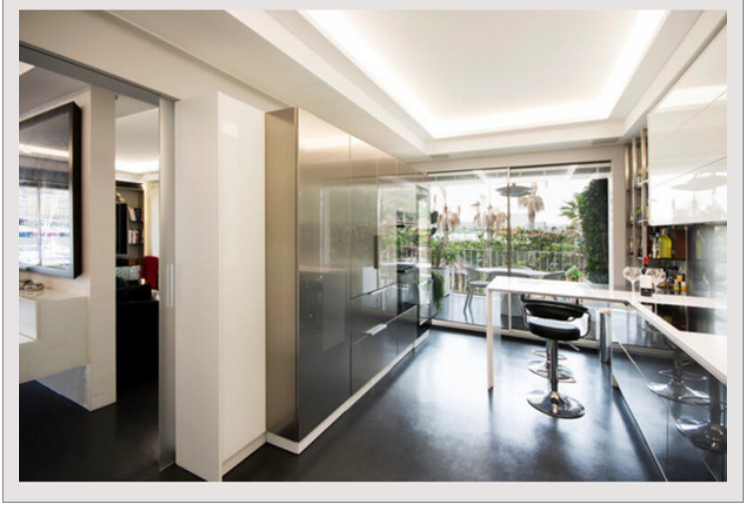
Product type	Apartment	Num rooms	4
Total area	216.60 m <sup>2</sup>	Num bedrooms	3
Living area	186.60 m <sup>2</sup>	Num parking	1
Terrace area	30 m <sup>2</sup>	Num cellars	1
Condition	Renovated	Building	Ruscino
Floor	2	District	Port
Annual costs	16 000 €	Usage mixte	Yes

The 4-room apartment is formed by joining two units. It has recently undergone extensive renovation work. The contemporary-style decoration includes all custom-made joinery 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 overlooking Fort Antoine, balcony overlooking Port Hercule and the city, 3 bedrooms, 3 bathrooms, dressing room, numerous closets. The price includes 1 cellar and 1 closed parking box.

Another parking space is available for purchase at a price of €600,000.



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