

## LUXURIOUS FOUR-ROOM APARTMENT WITH EXCEPTIONAL TERRACE - SOLD FURNISHED

**For sale Monaco**

**15 900 000 €**

Discover this exceptional 4-room property in Monaco, combining luxury and refinement thanks to its high-end finishes. Enjoy a spacious terrace, a true extension of your living space, equipped with a dining room, an outdoor lounge and a summer kitchen under an elegant pergola. The unique ambience is reminiscent of a villa or penthouse with its own garden. Benefit from two private parking spaces, a separate entrance for the domestic staff, a laundry room and a dressing room. Ideally located just 5 minutes from beaches and shops, with the Embassy of France as a neighbour for optimal tranquility and security. Sold furnished (excluding art paintings).

|              |                       |              |                         |
|--------------|-----------------------|--------------|-------------------------|
| Product type | Apartment             | Num rooms    | 4                       |
| Total area   | 248.27 m <sup>2</sup> | Num bedrooms | 3                       |
| Living area  | 154.25 m <sup>2</sup> | Num parking  | 2                       |
| Terrace area | 94.02 m <sup>2</sup>  | Num cellars  | 1                       |
| View         | Unobstructed view     | Building     | Rocazur                 |
| Condition    | Luxurious amenities   | District     | La Rousse - Saint Roman |
| Floor        | 6                     | Release date | Now                     |
| Meublé       | Yes                   |              |                         |

Located on the Boulevard d'Italie, in the immediate vicinity of the Larvotto beaches and the shops of the Saint-Roman district, the Rocazur is a residence offering a 24-hour security service.

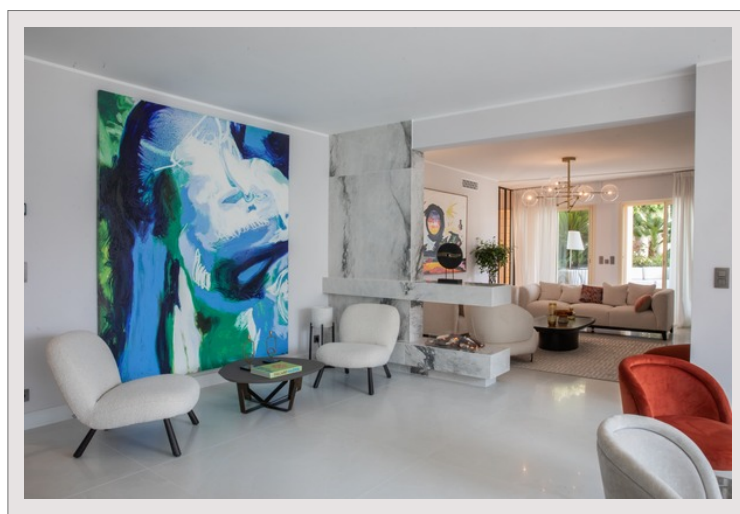
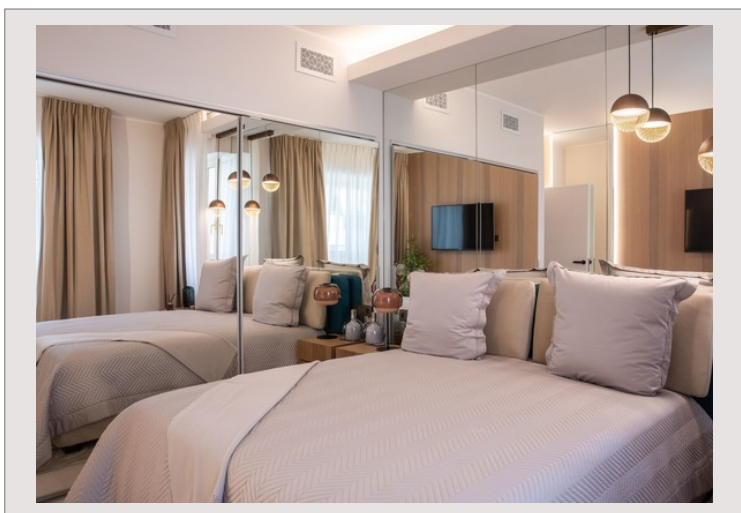
This sumptuous apartment, recently renovated and fully furnished, offers a total surface area of 248.27m<sup>2</sup> including 94.02m<sup>2</sup> of terrace with pergola, recreating the atmosphere of a villa with its own hanging garden.

The apartment consists of:

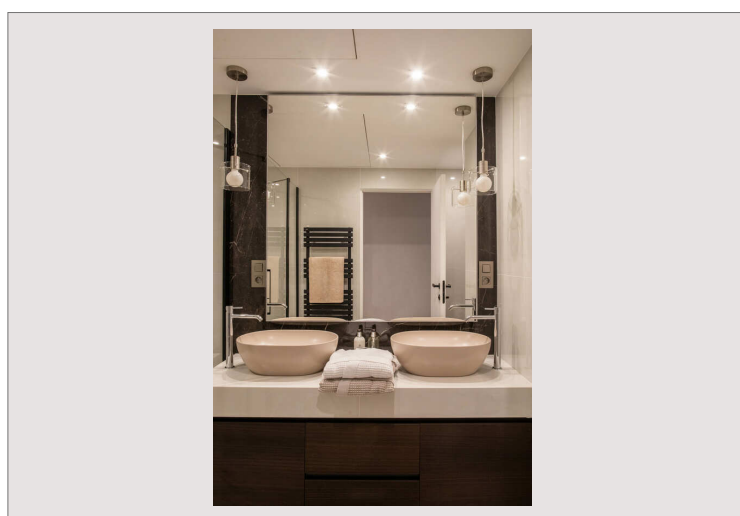
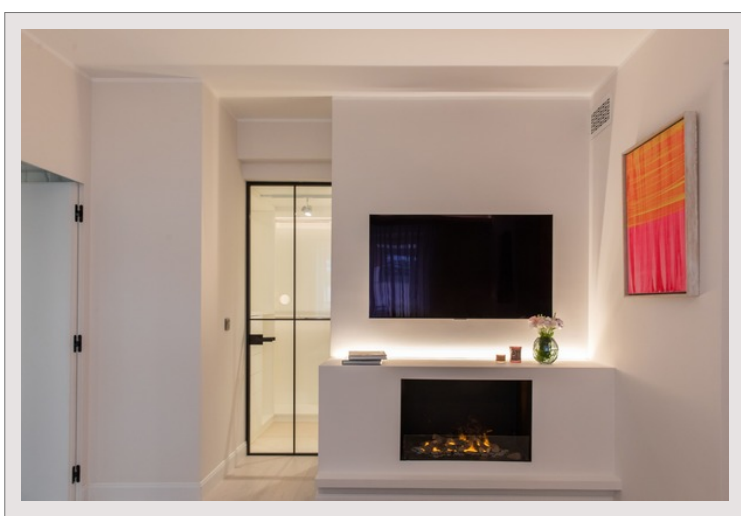
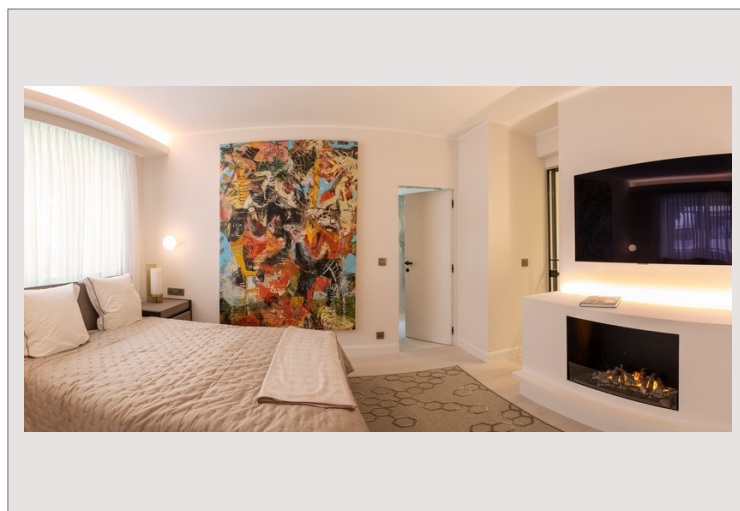
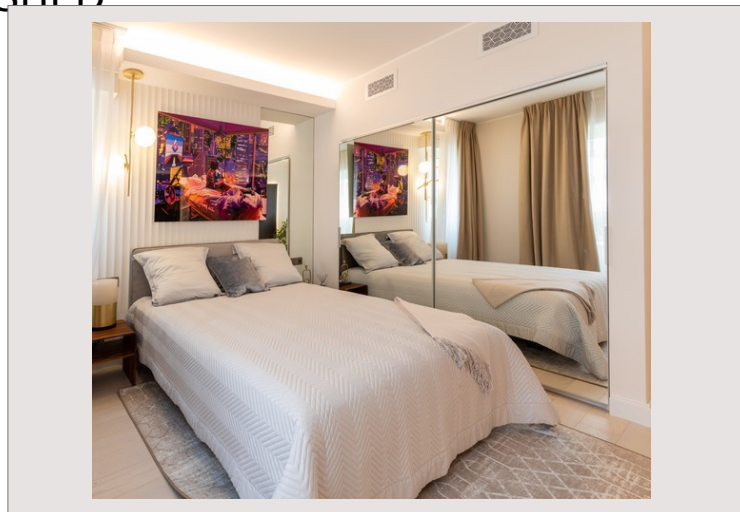
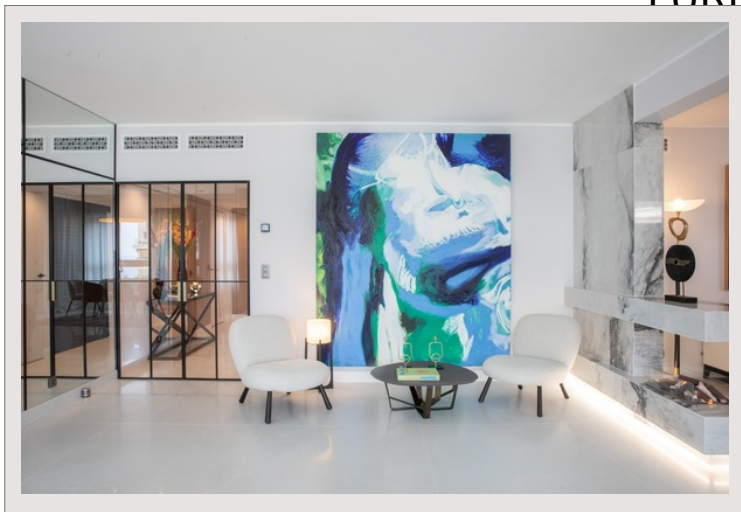
- An entrance hall,
- A spacious double living room with dining area,
- A large separate kitchen, fully equipped and with a service entrance,
- A master bedroom with en-suite bathroom and dressing room,
- Two bedrooms with bathrooms,
- A dressing room with beautiful storage volumes,
- A laundry room,
- Guest toilets,
- A furnished terrace,
- Two parking spaces and a cellar.

The refined finishes, the brightness and the generous volumes give this property an elegant and comfortable atmosphere, ideal for both a primary and secondary residence.

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