

## Exceptional Town House in an exclusive residence

For sale Monaco

**Sole agent**

Price on request

Villa Palazzino is one of the latest new developments to have been built in the Principality. Its refined and elegant style, its neat construction and its very high-end finishes make it a prestigious address that can only seduce its future occupants. A concierge service ensures peace and safety for the residents. It also benefits from a strategic location as it is located both in a quiet alley, set back from the underlying boulevard and a stone's throw from the famous Carré d'Or district bustling with a multitude of renowned boutiques, lively restaurants and cafes and the emblematic Casino de Monte Carlo together with its adjoining gardens. This property, never before on the market, represents a unique opportunity to acquire a rare property that will ensure both a luxurious lifestyle and unparalleled comfort.

|              |                            |              |                 |
|--------------|----------------------------|--------------|-----------------|
| Product type | Duplex                     | Num rooms    | 5+              |
| Total area   | 432.31 m <sup>2</sup>      | Num bedrooms | 4               |
| Living area  | 391.38 m <sup>2</sup>      | Num parking  | 3               |
| Terrace area | 40.93 m <sup>2</sup>       | Num cellars  | 1               |
| View         | Unobstructed over the city | Building     | Villa Palazzino |
| Condition    | Luxurious amenities        | District     | Monte-Carlo     |

This property, which is really its own "Town House", is a sheer architectural and aesthetic gem. It sprawls over three levels connected by a magnificent interior staircase :

- The ground floor, which is accessed by a majestic tree-lined entrance independent of the rest of the residence, combining the modernity of the glass walkway bringing lightness and originality, to the classic elegance of the wrought iron railings on either side. This level reveals a vestibule leading to the large double living room / dining room followed by the fully fitted and equipped independent kitchen featuring a dining area, the adjoining laundry room, a storage space and a guest toilet ;
- The lower floor reveals the sleeping area consisting of three bedrooms with dressing rooms, three bathrooms, two of which are en-suite to the bedrooms which also benefit from access to two patios giving the place serenity and guaranteeing a peaceful and calm atmosphere. A family room with storage currently used as a playroom that could also be used as an additional bedroom completes the sleeping area ;
- The entire upstairs level is dedicated to the master bedroom with its two dressing rooms, Mr. and Mrs. ; it boasts an office space and features a spacious master bathroom. A balcony runs along the bedroom ensuring optimal sunlight and brightness.

This unique property comes complete with three generous parking spaces in the basement of the building, one double and one single, as well as a cellar on the same level.

For further comfort and immediate possession, it is possible to acquire it turn key, with all the existing furniture at an extra charge.

In addition, a studio-type apartment complemented by its parking space are also available by separate negotiation.

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