

## PENTHOUSE DUPLEX ROOFTOP – VILLA LES PINS

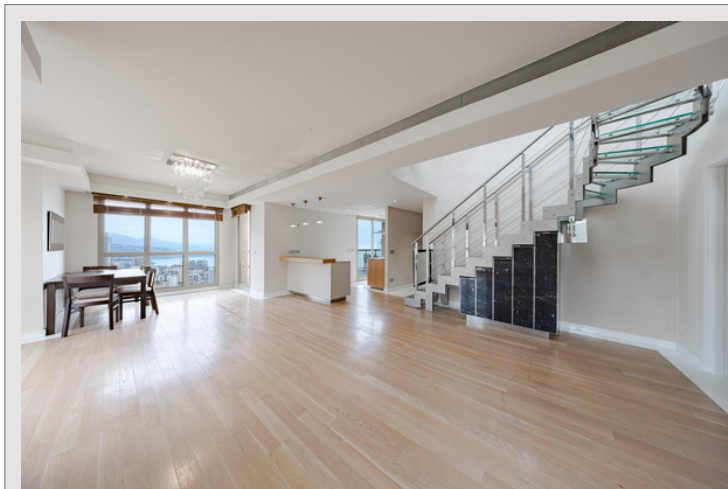
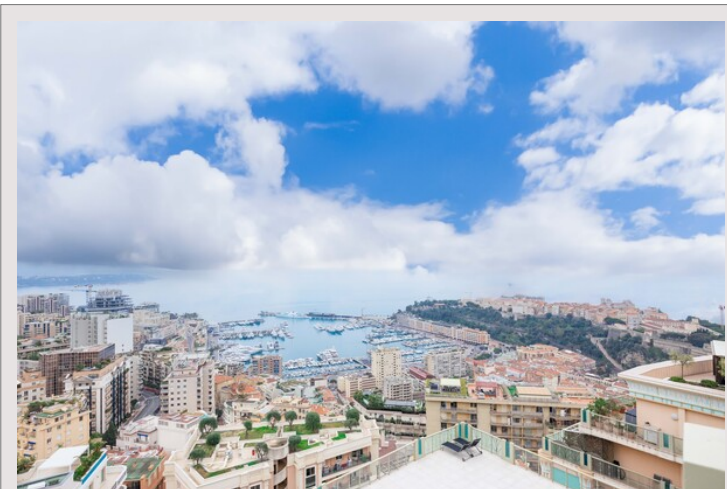
For sale Monaco

8 450 000 €

Located on the top two floors of the Villa Les Pins residence, in the residential and peaceful area of Moneghetti, this exceptional duplex penthouse has a total of 250 m<sup>2</sup>. From its private roof terrace of 157 m<sup>2</sup>, the panoramic view embraces the entire Principality, the port, the Rock and the Italian coast. A rare panorama, a unique way of life, far from the hustle and bustle of the city centre while remaining a stone's throw from its attractions

|              |                     |              |                |
|--------------|---------------------|--------------|----------------|
| Product type | Penthouse/Roof      | Num rooms    | 3              |
| Total area   | 250 m <sup>2</sup>  | Num bedrooms | 2              |
| Living area  | 93 m <sup>2</sup>   | Num parking  | 2              |
| Terrace area | 157 m <sup>2</sup>  | Num cellars  | 1              |
| View         | Sea and Monaco View | Num box      | 2              |
| Exposure     | Triple exposure     | Building     | Villa les Pins |
| Condition    | Very good condition | District     | Moneghetti     |
| Floor        | 12 - 13             | Release date | À convenir     |
| Annual costs | 6 000 €             |              |                |

Raised on two levels and bathed in light thanks to its triple exposure, this exceptional apartment consists on the first level of an entrance with storage, a large living-dining room open to a large fully equipped kitchen, two bedrooms, one of which has a dressing room, a bathroom, a guest toilet, all extended by beautiful terraces. On the upper floor, the fully furnished roof terrace offers a summer kitchen, jacuzzi, solarium, laundry room and guest toilet. A real open-air wellness area. A closed box for two vehicles as well as two parking spaces and a cellar complete this exceptional property.

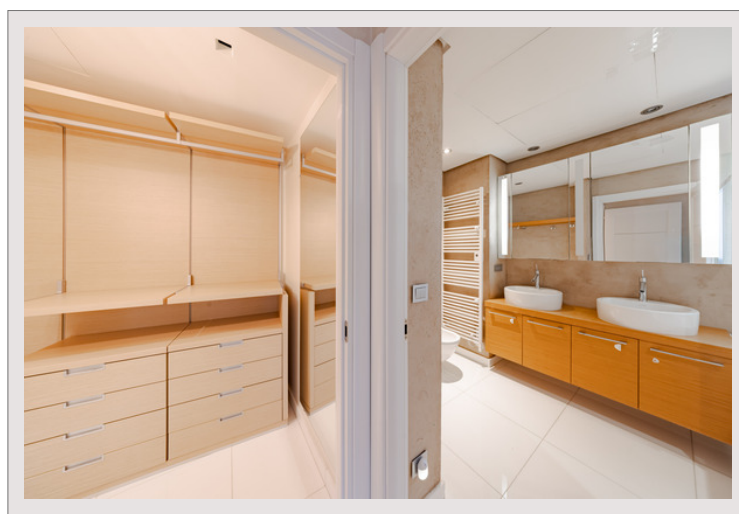
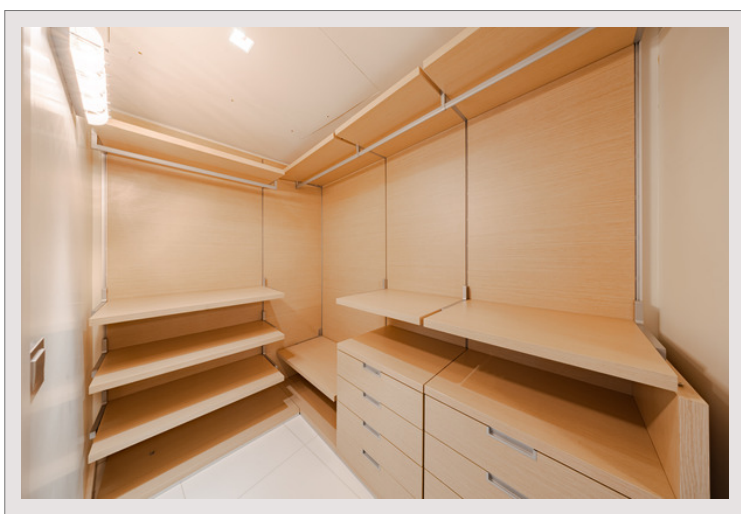
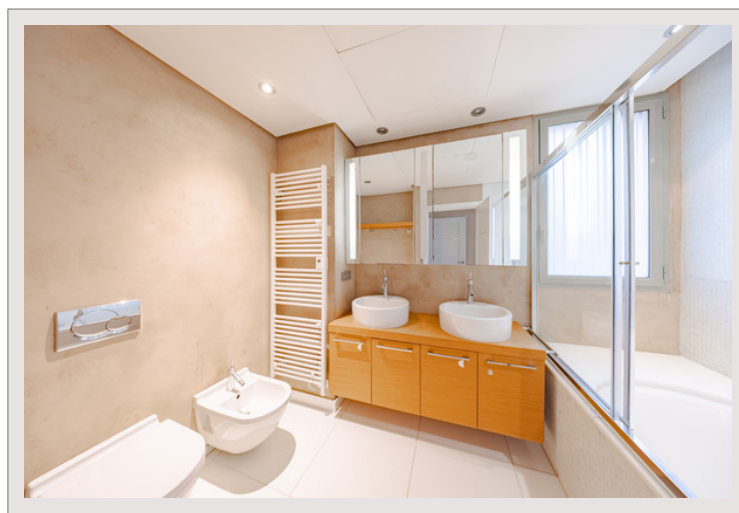
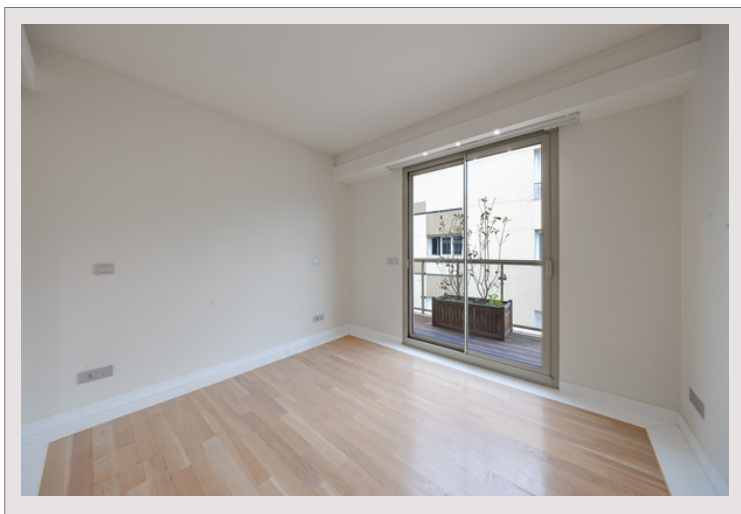


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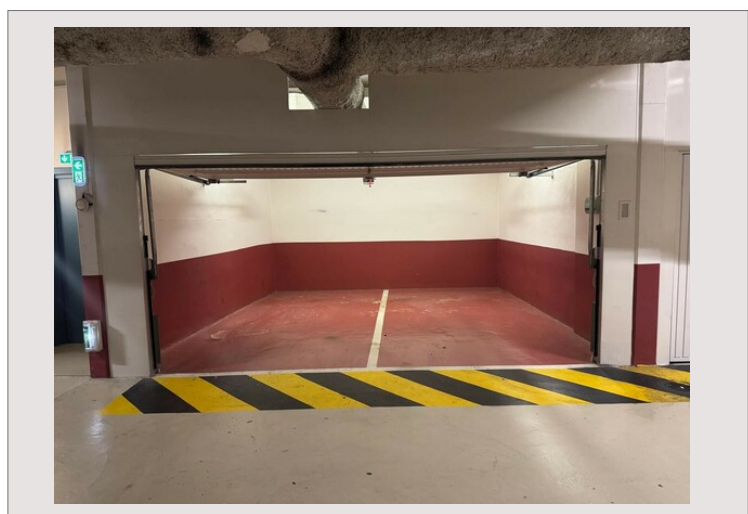
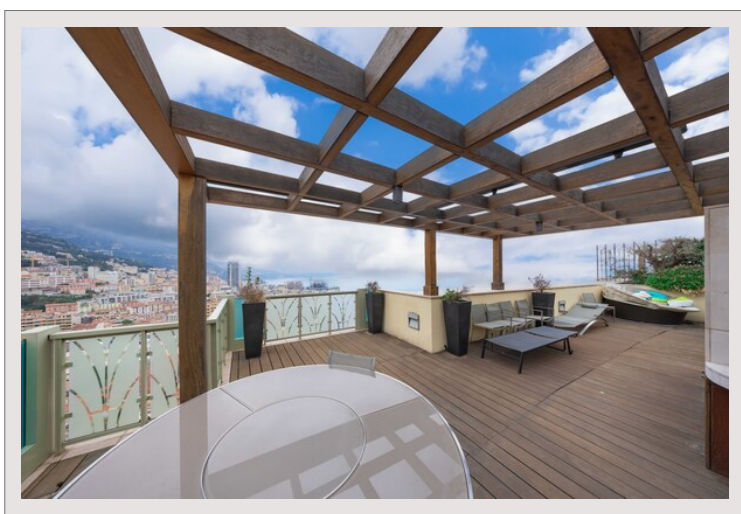
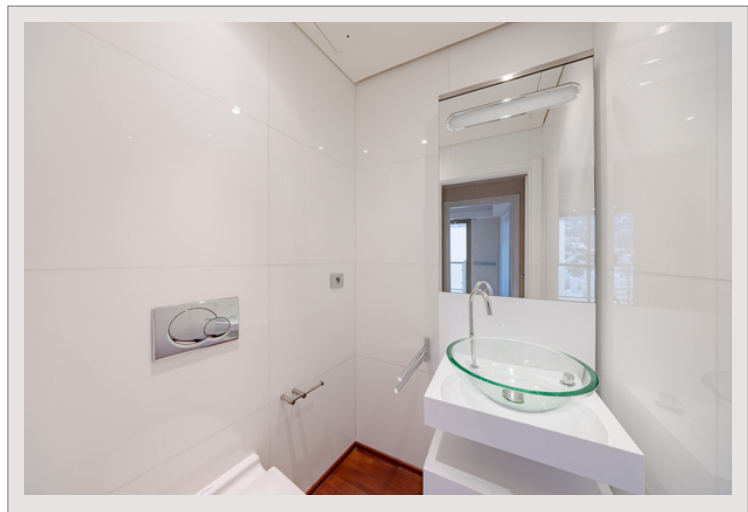




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