



## A Unique Family-Sized Luxury Apartment with Sea Views in Monaco

### Rental Monaco

**70 000 € / month**

+ Service charges : 4.000 €

A truly rare property combining generous volumes, high-end finishes and an exclusive living environment. Located in a highly sought-after residential area known for its tranquillity, privacy and immediate proximity to the Princess Grace Rose Garden, this unique apartment is perfectly suited for discerning families.

|              |                             |              |              |
|--------------|-----------------------------|--------------|--------------|
| Product type | Apartment                   | Num rooms    | 5+           |
| Total area   | 426 m <sup>2</sup>          | Num bedrooms | +5           |
| Living area  | 321 m <sup>2</sup>          | Num parking  | 4            |
| Terrace area | 105 m <sup>2</sup>          | Num cellars  | 1            |
| View         | Sea / Rose Garden           | Num box      | 1            |
| Exposure     | South                       | Building     | Monte Marina |
| Condition    | New                         | District     | Fontvieille  |
| Release date | Immédiatement / immediately |              |              |

Occupying its floor alone, this property is the result of the union of two apartments with complete privatization of the landing.

The property has just been renovated with modern finishes, centralized air conditioning, a fully equipped kitchen and an independent laundry room.

With a living area of 426 m<sup>2</sup>, the apartment offers six complete suites, each with bathroom, dressing room and access to a private balcony. The large south-facing double living room, bathed in light throughout the day, opens onto large bay windows facing the sea. The built-in loggias reinforce the living space while ensuring perfect sound insulation.

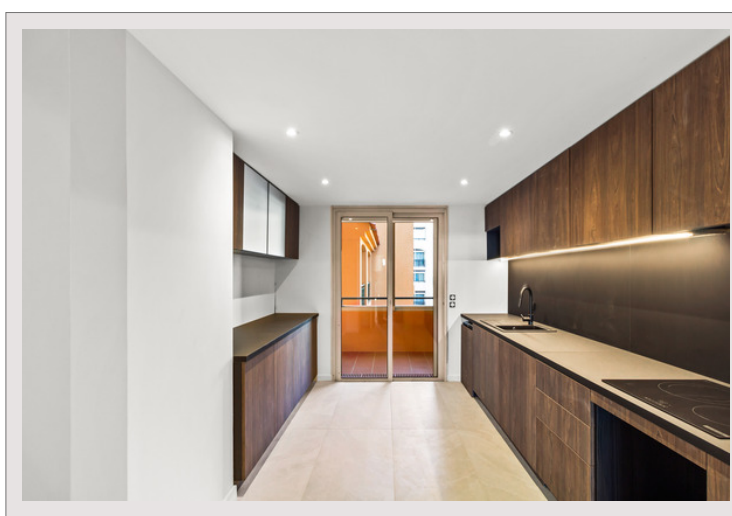
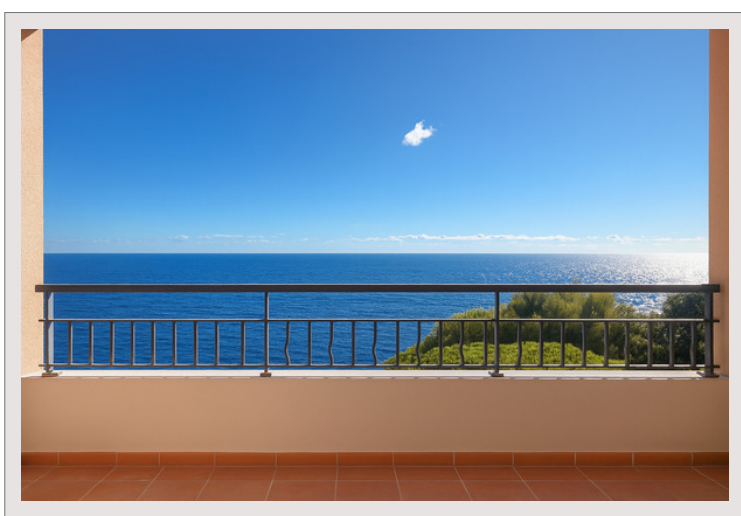
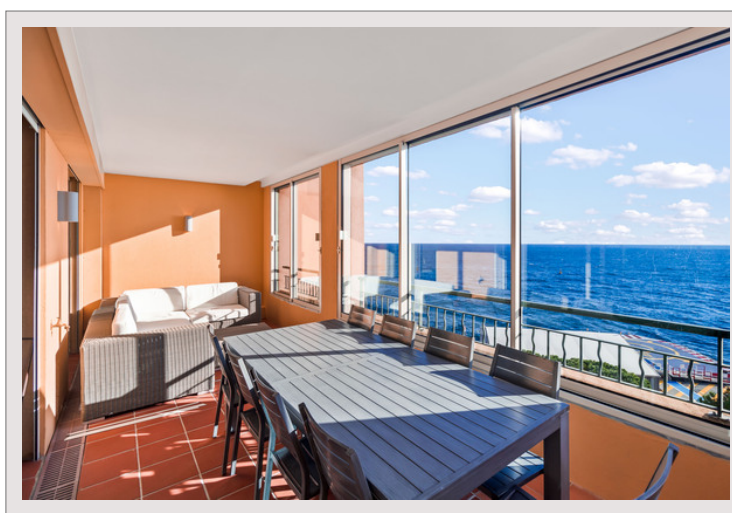
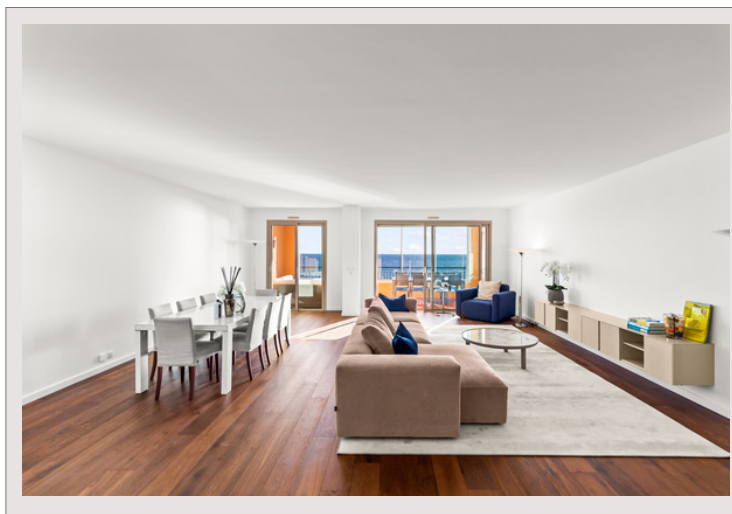
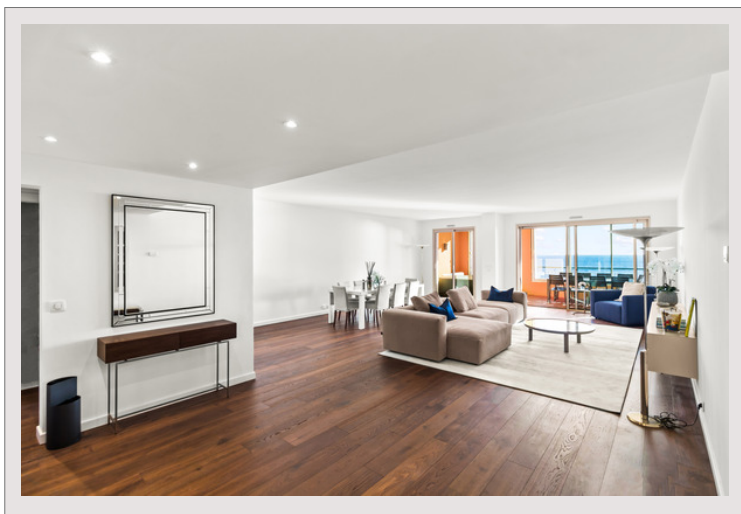
The main balcony, deep and convertible, allows you to receive or relax in complete privacy, without any vis-à-vis, while enjoying breathtaking views of the Mediterranean and the gardens below.

Residents have access to a private swimming pool classified for its remarkable architecture, offering a unique relaxing setting facing the sea. Four parking spaces in the basement, a cellar and a concierge service complete this exceptional property.

A few steps away: Cap d'Ail beach, customs path, shops, restaurants and schools. A rare apartment combining space, comfort, view and discretion – to be discovered without delay. Contact us for a private tour.

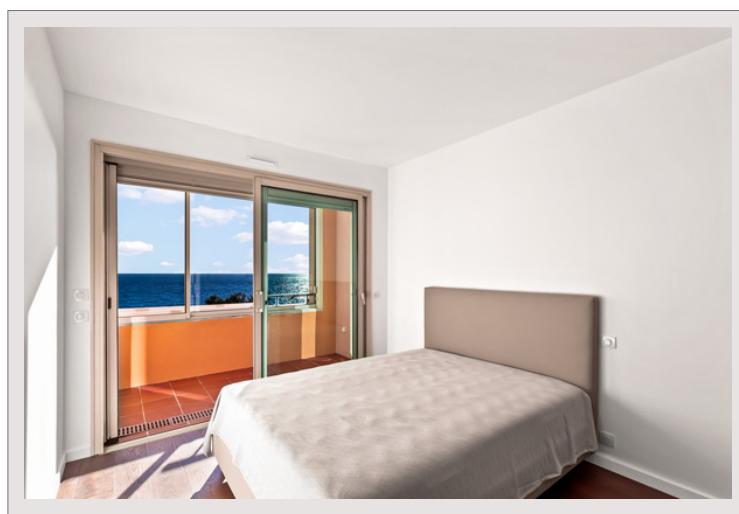
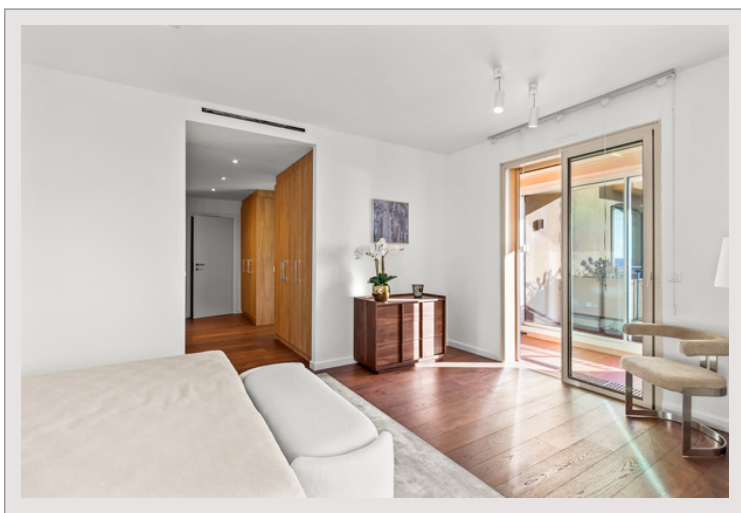
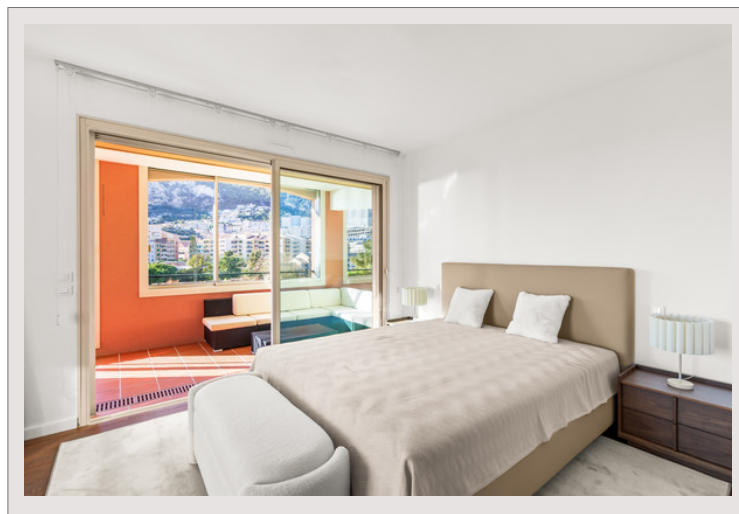
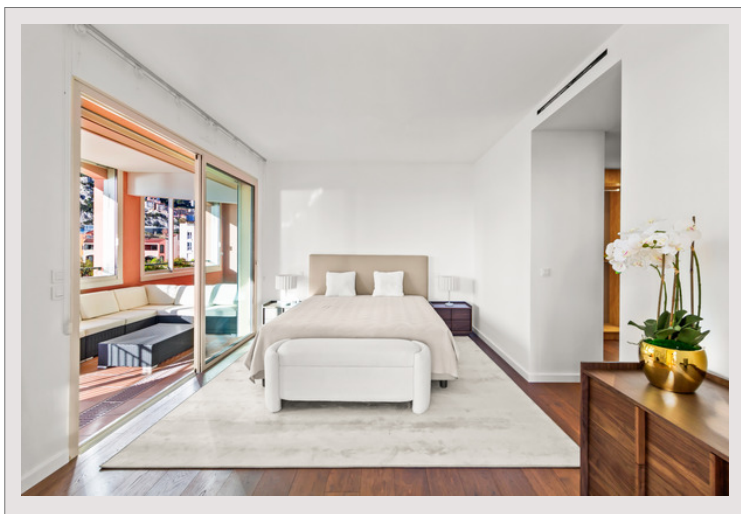


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