

## FRANZIDO PALACE - RENTAL

### Rental Monaco

### 18 500 € / month

+ Service charges : 1.200 €

Located in the heart of the residential area of the Exotic Garden, the Franzido Palace enjoys a quiet and privileged environment, overlooking the Principality. The area offers direct access to all amenities: bus stops at the foot of the building, immediate proximity to the new train station and public lift directly linking to the port of Monaco. The building offers luxury services with elevator and concierge service.

A double car park located in the neighbouring residence "Les Oliviers", also secure and with its own concierge, completes this rare property for rent.

The apartment offered is a large duplex of 5 main rooms occupying the last two levels of the building. With a living area of approximately 185 m<sup>2</sup>, it seduces with its generous volumes and its private roof terrace of 192 m<sup>2</sup>, offering an exceptional panoramic view of the sea, the city and the mountains. The complex has a total surface area of nearly 388 m<sup>2</sup>, including balconies and outdoor spaces. Located on a high floor and sharing its landing with only one other apartment, it combines rarity, tranquility and living comfort.

Product type	Apartment	Num rooms	5
Total area	388.11 m <sup>2</sup>	Num bedrooms	4
Living area	185.89 m <sup>2</sup>	Num parking	2
Terrace area	202.22 m <sup>2</sup>	Num cellars	1
View	City	Building	Franzido Palace
Exposure	South	District	Moneghetti
Condition	To refresh	Floor	7
Release date	Libre		

The interior distribution includes an entrance hall leading to corridors with built-in wardrobes. The double living room, with a custom-made library. The large, fully equipped independent kitchen also has a window. The sleeping area includes four bedrooms with built-in storage, as well as a bathroom with window, a shower room with toilet and a guest toilet. On the upper floor, the private roof terrace is a real outdoor living space, ideal for enjoying a spectacular view of Monaco and its coastline.

- Floor: 7th & 8th

Approximate areas :

The surface area of the balconies is: approximately 10.19 m<sup>2</sup>

The roof terrace + private access is: 192.03 m<sup>2</sup> approximately The living area is: 185.89 m<sup>2</sup> approximately.

The total surface area is: 388.11 m<sup>2</sup> approximately.

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