

## Penthouse Monaco - High-Value Creation Opportunity

**For sale Monaco**

**8 450 000 €**

Product type	Penthouse/Roof	Num rooms	3
Total area	258 m <sup>2</sup>	Num bedrooms	2
Living area	115 m <sup>2</sup>	Num parking	2
Terrace area	143 m <sup>2</sup>	Num cellars	1
		Building	Villa les Pins
		District	Moneghetti

Within Monaco, this 258 sqm penthouse unfolds as a true villa in the sky, offering both sweeping panoramic sea views and remarkable outlooks over the Principality, all enhanced by exceptional natural light throughout. The living spaces open onto a rare rooftop terrace featuring a jacuzzi, barbecue area and multiple reception zones, a highly sought-after asset in this market.

Offered at €8,450,000 (approx. €33,000/sqm), the property is positioned at a particularly attractive entry point within Monaco's ultra-prime landscape. This positioning immediately highlights a strong potential for appreciation.

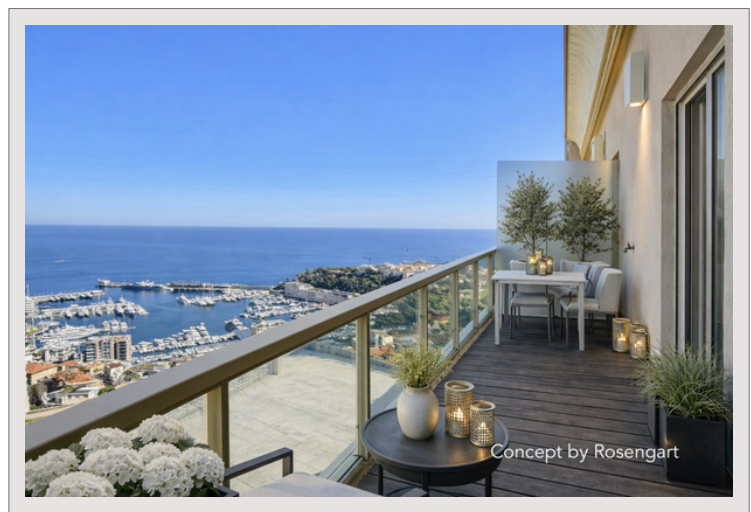
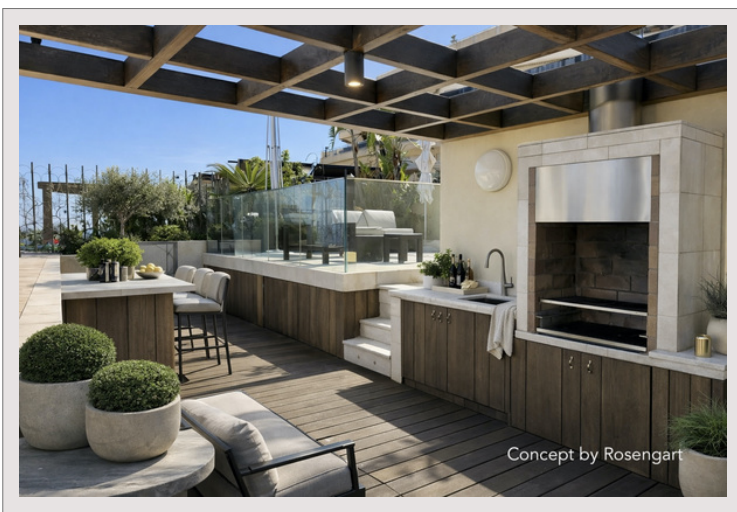
A true raw diamond, the asset presents strong upside potential. The fundamentals are already in place — volumes, light, views and outdoor spaces. With a carefully executed repositioning, the property can be elevated into a trophy residence aligned with Monaco's ultra-prime standards.

Rosengart brings a decisive edge, unlocking hidden value through design, precision and execution, an approach tailored to those who share a commitment to excellence, an appreciation for design and a meticulous attention to detail.

This type of acquisition offers a dual dynamic: capital preservation within a highly resilient market, combined with short- to mid-term value creation through a controlled repositioning strategy.

Full dossier available upon request.

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