

## UNDER OFFER - LES JARDINS D'EAU - Duplex 6 rooms for rent

### Rental Monaco

### Rent on request

Product type	Duplex	Num rooms	5+
Total area	652 m <sup>2</sup>	Num parking	+5
Living area	530 m <sup>2</sup>	Building	Les Jardins d'Eau
Condition	Luxurious amenities	District	Anse du Portier

Nestled in the heart of the prestigious MARETERRA district, the LES JARDINS D'EAU residence embodies absolute refinement and the exceptional art of living. Designed to offer services worthy of the greatest palaces, it offers its residents an exclusive living environment, combining elegance, comfort and well-being.

With a range of high-end facilities and services, the residence provides: A gym, a wine room, a meeting room, a spa dedicated to women and a spa reserved for men, a massage room, a games room, a hair salon, an indoor pool and an outdoor pool lined with cabanas and a bar.

A 6-room duplex apartment, located from the ground floor to the 1st floor (main entrance on the 1st floor), comprising:

- On the lower level (on the ground floor): a master bedroom with a boudoir, two separate dressing rooms and bathroom, a front terrace (sea side), a rear terrace with green space (hill side).

- On the upper level (on the 1st floor): a private master landing served by the two common elevators, a service entrance, a living/dining room, two bedrooms with dressing rooms and independent bathrooms, a bedroom with an independent bathroom and cupboards, a games room, a kitchen, a laundry room, sanitary facilities and changing rooms for guests, sanitary facilities for the staff, a front terrace (sea side), a rear terrace (hill side).

The total surface area of the property is 652m<sup>2</sup> (530m<sup>2</sup> of interior surfaces, 122m<sup>2</sup> of exterior surfaces).

A wine cellar located in the 2nd basement, a cellar located in the 1st basement and six parking spaces complete this property.

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