

**Exclusive sale: brand-new 4-room mixed-use property, Villa Ninetta**

**For sale Monaco**

**Sole agent**

**6 800 000 €**

**REDUCED NOTARY FEES - MIXED-USE**

Designed with high-quality materials and luxurious fixtures and fittings, this property offers elegant, functional living.

Product type	Apartment	Num rooms	4
Living area	176 m <sup>2</sup>	Num bedrooms	3
View	City	Building	Villa Ninetta
Exposure	East	District	Moneghetti
Condition	New	Floor	1
Usage mixte	Yes		

Discover this exclusive, magnificent new mixed-use flat with reduced fees, offering 176.30 m<sup>2</sup> of floor space, situated in the new Belle Époque-style "Villa Ninetta" development, featuring contemporary amenities.

Designed with high-quality materials and luxurious fittings, this property offers an elegant and functional living environment.

This property, currently a three-room flat, features a spacious living area that can be divided into two, allowing for the creation of an additional bedroom whilst retaining a comfortable living room.

In this layout, it would comprise an entrance hall leading to the fitted corner kitchen with an island, which opens onto the living room featuring high-end finishes. Two different types of marble feature on the floor, and there is a backlit cornice on the ceiling with stucco wall decoration.

The hallway leads to the master bedroom, with hardwood flooring and a moulded headboard, which has its own fitted walk-in wardrobe and en-suite bathroom comprising a bath, double washbasins and a toilet.

Two further bedrooms complete the flat, one of which features a fitted corner walk-in wardrobe. The property also has a second bathroom.

The guest toilet, situated in the entrance hall, features a washbasin and a bespoke mirror.

With this flat, it is possible to purchase one or two parking spaces located in the basement of the residence and accessible via car lifts.

A dedicated concierge service ensures residents' safety and comfort with high-quality services.

This property is a first home and enjoys a rare, sought-after, peaceful location.

Please contact us to arrange a private viewing; we would be delighted to show you around this brand-new property, ideal as a primary residence, in a peaceful neighbourhood of the Principality.

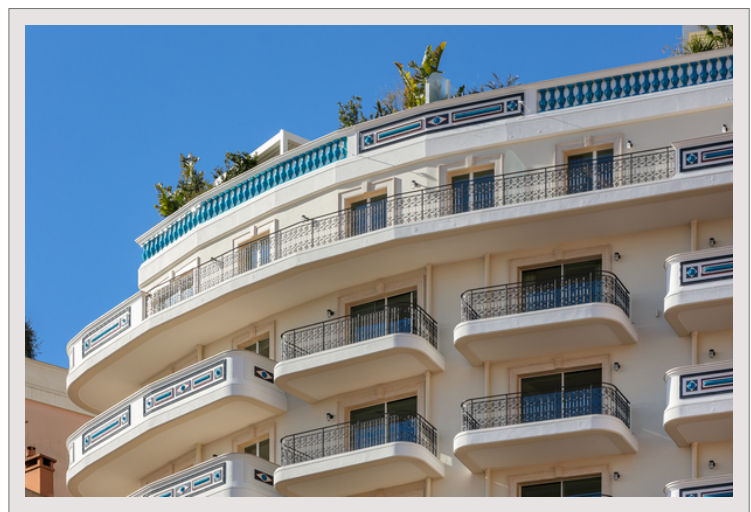
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**VILLA NINETTA**  
5, RUE HALBANSQUET  
PRINCIPALITE DE MONACO

3P 101	
Interieur	
Séjour	73.20 m <sup>2</sup>
ChM/dress.	37.80 m <sup>2</sup>
Sdb M	13.10 m <sup>2</sup>
Ch. 1	22.25 m <sup>2</sup>
Sdb 1	12.45 m <sup>2</sup>
Wc	2.70 m <sup>2</sup>
Autres	14.80 m <sup>2</sup>
<b>176.30 m<sup>2</sup></b>	

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