

**PARC SAINT ROMAN MAGNIFICENT STUDIO LUXURIOUS RENOVATION**  
**CONVERTED INTO TWO ROOMS HIGH FLOOR PARKING**  
**For sale Monaco Sole agent 3 400 000 €**

The Parc Saint Roman is a popular residence located near the Monte Carlo Country Club and the beaches of Monte Carlo Beach. This residence benefits from a concierge service, an outdoor swimming pool, a snack bar, a fitness room, and a private park.

|              |   |              |                         |
|--------------|---|--------------|-------------------------|
| Product type | Apartment                                 | Num rooms    | 1                       |
| Total area   | 59 m <sup>2</sup>                         | Num bedrooms | 1                       |
| Living area  | 42 m <sup>2</sup>                         | Num parking  | 1                       |
| Terrace area | 17 m <sup>2</sup>                         | Num cellars  | 1                       |
| View         | SEA VIEW MONTE CARLO BEACH AND CAP MARTIN | Building     | Parc Saint Roman        |
| Exposure     | SOUTH EAST                                | District     | La Rousse - Saint Roman |
| Condition    | Renovated                                 | Annual costs | 9 000 €                 |
| Usage mixte  | Yes                                       | Meublé       | Yes                     |

This luxurious studio apartment with a total area of 59M2 is a turnkey property sold fully furnished which has undergone a complete renovation using wood with beige and cream tones.

This studio has been decorated and furnished with noble materials with particular attention to detail.

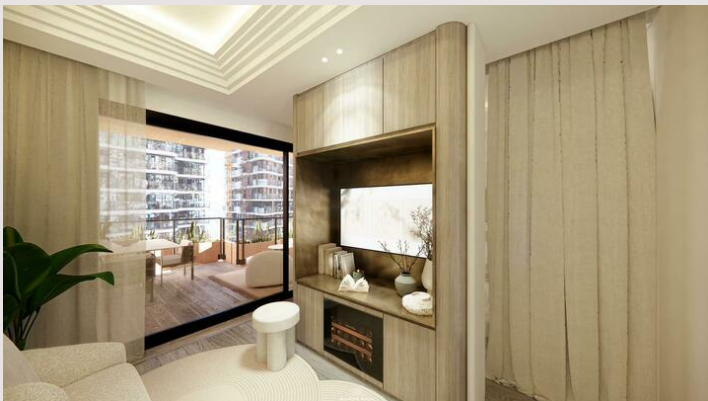
A light oak parquet floor has been laid throughout the apartment giving it a warm side.

The apartment enjoys views of the sea, Monte Carlo Beach and Cap Martin and the new sea extension that can be admired from the terrace.

This studio has been fitted out and furnished in two rooms, it benefits from a living room, a separate kitchen, a separate bedroom, a shower room, a separate toilet, and a magnificent terrace of 17M2.

Possibility of parking in addition at the price of €350,000.

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