

## Exceptional 2-bedroom flat with South-facing terrace

For sale Monaco

**Co-exclusive**

9 700 000 €

Sophisticated 181m<sup>2</sup> residence on the 4th floor in brand new building in La Rousse-St Roman, presenting city views.

Product type	Apartment	Num rooms	3
Total area	181 m <sup>2</sup>	Num bedrooms	2
Living area	140 m <sup>2</sup>	Building	Villa Ariane
Terrace area	40 m <sup>2</sup>	District	La Rousse - Saint Roman
View	City	Exposure	South
Condition	New	Floor	4

This newly built apartment features a 140m<sup>2</sup> interior with two bedrooms, WC, kitchen with adjoining utility/laundry room, and an open-plan living/dining area.

Both bedrooms have en-suite bathrooms, and the primary suite boasts a dressing room and small balcony. From the open living space, doors to the expansive 40m<sup>2</sup> South-facing terrace provide access to a private outdoor space overlooking the vibrant Boulevard Larvotto.

Amenities are within easy reach and an evening trip to the restaurants and bars on Larvotto beach is just a short walk away.

Scheduled for completion by the end of 2025, the whole project will exude modern luxury with premium materials. Villa Ariane will be complemented by a conciergerie in the stunningly designed entrance to your new Monaco home.



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