

## 'THE PENTHOUSE', ROSE DE FRANCE

For sale Monaco

**Sole agent**

22 875 000 €

This completely brand-new renovated penthouse must be seen to appreciate the quality of the finish. The luxury residence offers 3 luxury bedroom suites all with en-suites: 2 showers and a bath. A large family kitchen, dining room, living room, guest WC, several beautiful terraces with both shade and sun to the rear and front accompanied with possibly one of the finest examples of a panoramic penthouse terrace in the Principality.

Product type	Penthouse/Roof	Num rooms	4
Total area	305 m <sup>2</sup>	Num bedrooms	3
Living area	140 m <sup>2</sup>	Num cellars	1
Terrace area	165 m <sup>2</sup>	Building	Rose de France
View	Panoramic Sea, Harbour, Rock and Palace	District	Monte-Carlo
Exposure	West facing, sunshine all day	Condition	Renovated
Floor	Top	Release date	Now
Usage mixte	Yes	Meublé	Yes

The position offers some of the finest unrivalled sea views of Monaco and Port Hercule with the Palace framing the picture postcard. Voted one of the best views in Monaco, by those that know, the view can only be described as spectacular. The pinnacle entertaining-terrace offers oceans of space, with seating for 50 + people, creating an amazing social area.

With living wall, composite easy-to-maintain decking, a large TV, sun loungers, dining areas, further relaxing and reading / office areas and viewing points all positioned around a central, relaxing focal gazebo. The terrace also benefits from a secluded summer kitchen.

2 lifts with direct access within the building including an extremely useful service lift onto the street. The large, yet cozy kitchen offering ample storage space, a continuous boiling hot water tap and dishwasher. Washer and dryer positioned on rear terrace for easy access and space.

The apartment boasts an ongoing rented parking space in the adjacent building Saint Andre only a few seconds walk across the famous Boulevard de Suisse. This fully furnished, air-conditioned, state of the art insulated, all newly fitted and finished apartment, is the first luxury apartment brought to the market by a world-renowned designer / developer Guy Phoenix.

Guy with his team, who have been delivering some of the finest homes on the planet for decades and winning multiple awards in the process. Rose De France the first of its style in Monaco.

The Rose de France building was selected for its well-established location on the iconic Boulevard de Suisse, within the desirable Carre D'Or district. Just a few minutes stroll to several famous Monaco hotels, designer shops and Casino Square. The developer insists residences not only must be finished to an exceptional standard, but benefit from out of this world views and be most crucially in the right location. Rose de France ticks all the boxes. It's vital that everything works seamlessly and is luxury on every level. Whether that be the

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climate control, the mood lighting or the warm floor when you step out of the shower first thing in the morning yet with a controlled cool ambience throughout.

This state of the art property has been completely gutted, back to raw concrete and redesigned and rebuilt sparing no expense on the fit out. The fittings include the latest in acoustic insulation technology everywhere ensuring all rooms enjoy silence and privacy. The owner has specifically chosen to use green recyclable environmentally friendly materials in our efforts to preserve our planet, regardless of cost. These benefits in low running costs will now be passed onto the new owner.

The renovation included the existing floors being removed and the installation of a new screed and acoustic cement board beneath the extra large calibrated marble flooring.

An air-cooling and a heating climate control system that includes commercial air-conditioning, in an easy to operate installation, is present throughout. Everything from the electrical installation to the plumbing, insulation, walls and floors are all completely brand new. The latest technology used to deliver an operating system the occupant can be comfortable with and quickly become familiar with. Operating the residence has been left simple. Scenes can be set to suit the eventual owner regards lighting / heating etc. The windows will be fitted with black out Lutron blinds working in harmony to ensure total privacy and a good nights' sleep.

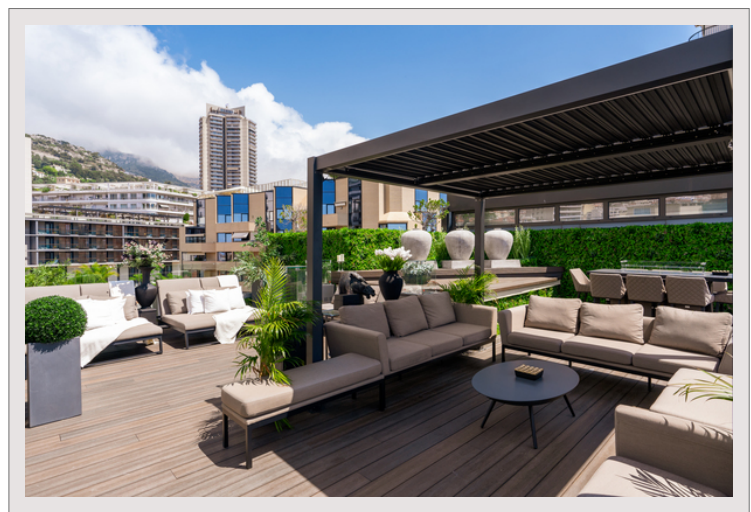
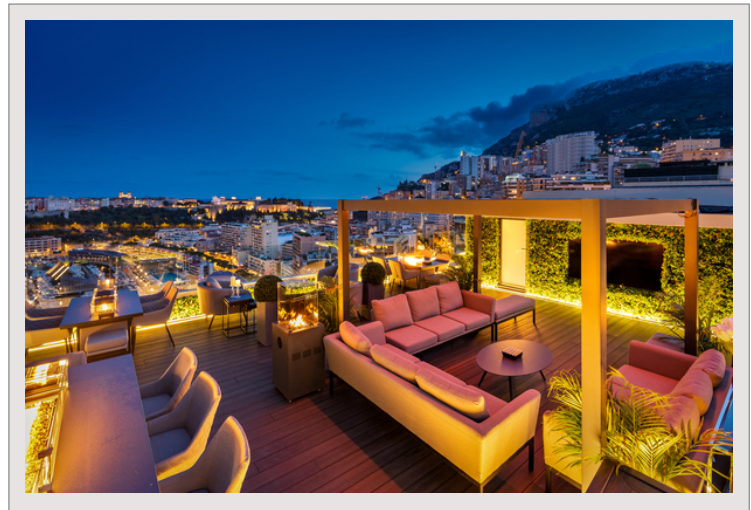
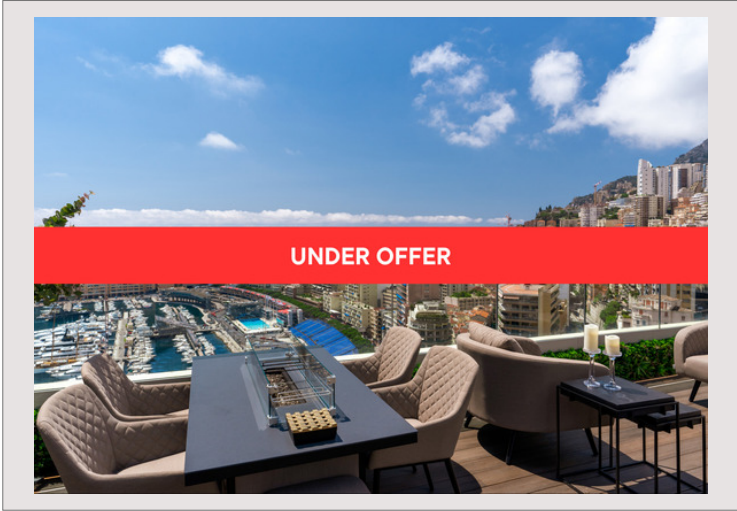
All electronics can be controlled from a single switch after the scenes programmed to suit the individual, controlled from any switch within or from a smart phone. Open your blinds, switch on your lighting from your phone from the other side of the world. Fast WIFI - up to 450 mb on both floors for uninterrupted TV, gaming, streaming and internet access, uploading and downloading. The lighting throughout is magnificent with low energy tape light setting the scene in every room. Lighting under sinks, under toilets, wardrobes, providing a warm glow without directly seeing the source. Insulated walls, ply lined and boarded, then skimmed in line with some of the strictest regulations in the world. Everything has been taken into consideration whilst redesigning and constructing this world class luxury apartment.

The water pipes are all new ensuring great water pressure in all bathrooms with an oversized cylinder delivering continuous hot water. There is also a water tap on the terrace for ease of washing down and for watering the plants. The outside deck and living wall can be jet washed for cleanliness. The windows have been fitted with double glazed thermal and acoustic friendly laminated glass designed and manufactured in the UK. Handles designed by award winning designer Philip Potts.

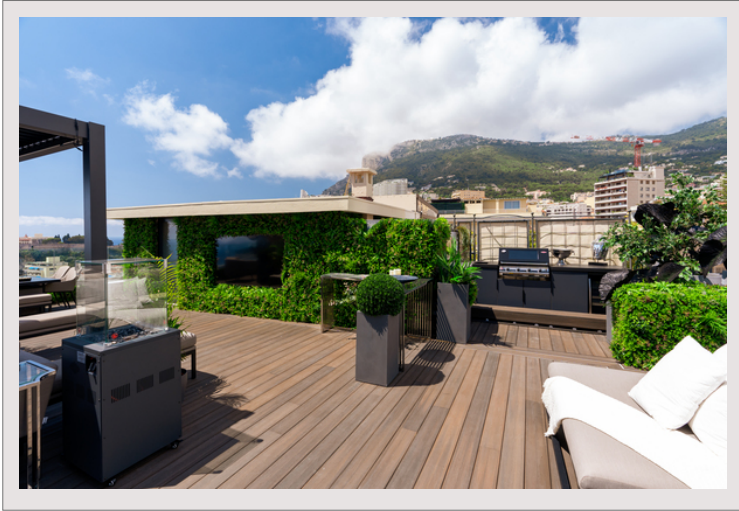
This apartment is the first to be delivered to Monaco by a high-end international developer Guy Phoenix and his precision team of master craftsmen.

Please call to visit at anytime.

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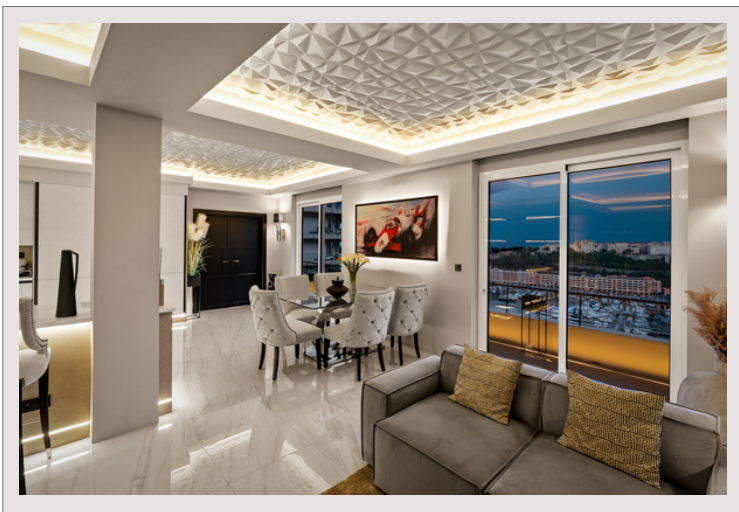
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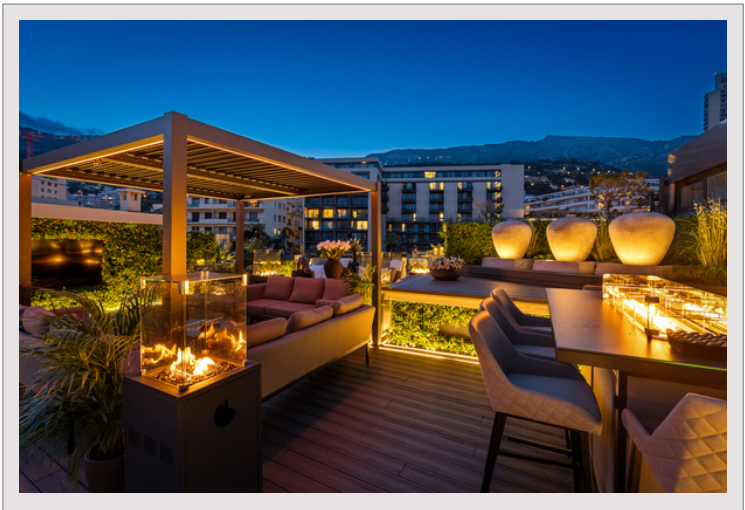
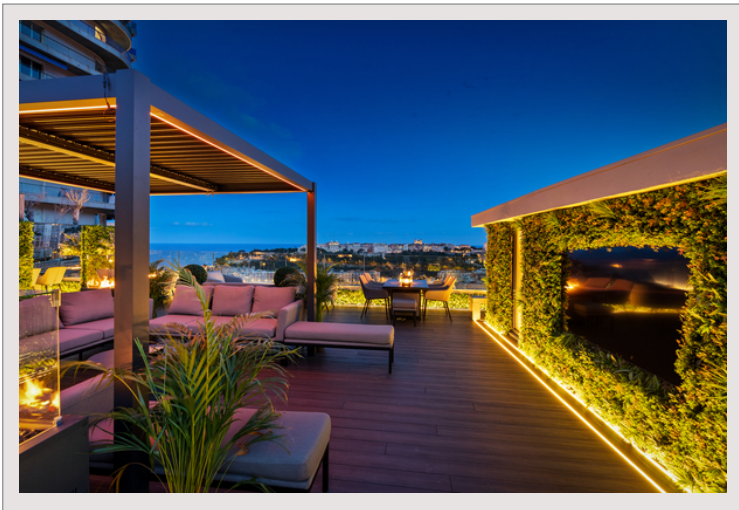
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