

## Monte Marina spacious renovated 2 bedroom apartment for sale

For sale Monaco

**Sole agent**

8 950 000 €

Product type	Apartment	Num rooms	3
Total area	186 m <sup>2</sup>	Num bedrooms	2
Living area	141 m <sup>2</sup>	Num parking	1
Terrace area	45 m <sup>2</sup>	Num cellars	1
View	Rose Garden and Sea	Building	Monte Marina
Exposure	South West	District	Fontvieille
Condition	Renovated	Floor	2
Release date	2,5 months notice	Usage mixte	Yes

This spacious, beautifully renovated 2 bedroom apartment is located in the highly desirable Fontvieille district and is very close to the sea, the Port and the Princess Grace rose garden and park.

The apartment is light, benefitting from sunlight throughout the day and composed of an entrance hall with guest toilet, a spacious living and dining room, independent kitchen, two generous sized bedrooms each with an en-suite bathroom and ample closet space. The property also benefits from large, sunny terraces with a delightful view over the Princess Grace rose garden and Mountains beyond. The terraces offer outdoor seating areas, an enclosed Jardin d'hiver and a very useful utility space just off the kitchen.

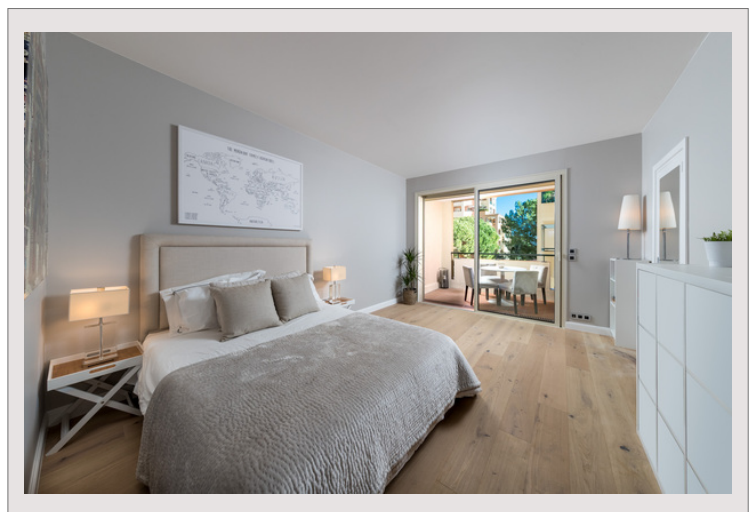
The apartment is sold with a large cellar and closed parking space in the building. There is a possibility to buy an additional parking space on the same level.

The property is currently rented with a good yield although the tenant can also be served an immediate 2.5 month notice period upon sale if required.

The Monte Marina building includes 24 hour, on-site concierge and full access to the Fontvieille Village swimming Pool.



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