

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

For sale Monaco

**Co-exclusive**

9 700 000 €

Sophisticated home spanning 181m<sup>2</sup> 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 for Spring 2026, 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.



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

