



Exceptional 2-bedroom flat with South-facing terrace

For sale

Co-exclusive

9 700 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 3 rooms
<i>Building</i> Villa Ariane	<i>District</i> La Rousse - Saint Roman
<i>Living area</i> 140 m²	<i>Terrace area</i> 40 m²
<i>Total area</i> 181 m²	<i>Bedrooms</i> 2
<i>Bathrooms</i> 2	<i>Floor</i> 4
<i>Condition</i> New	<i>View</i> City
<i>Exposure</i> South	<i>Ref.</i> VillaAriane2bed

Sophisticated home spanning 181m2 on the 4th floor in brand new building in La Rousse-St Roman, presenting city views.

This newly built apartment features a 140m2 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 40m2 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



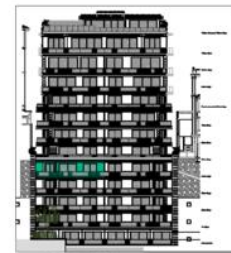
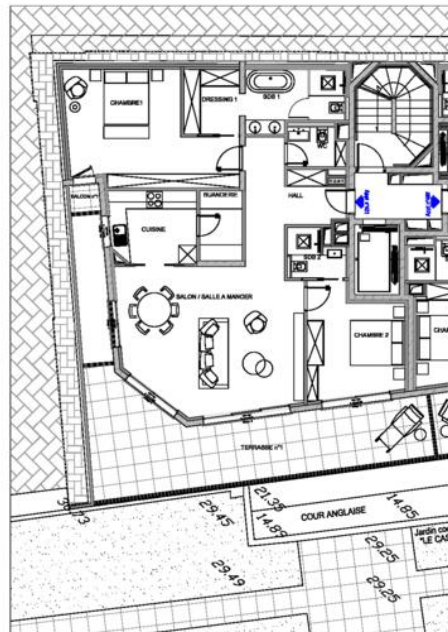
short walk away.

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.

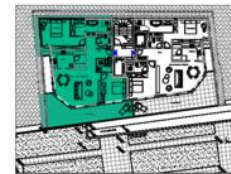


OPERATION "VILLA ARIANE"
16, Boulevard d'Italie
 LOT N°14

APPARTEMENT N°401
 3 pièces de 180.99 m²
 Surface intérieure : 139.91 m²
 Balcon / Terrasse : 41.08 m²
 Etage / R+4



PLAN DE SITUATION



PLAN DE REPERAGE



Note : Le descriptif, les plans et les surfaces ne sont données qu'à titre indicatif et leur exactitude n'est pas garantie



