



## MONACO FONTVIEILLE EDEN STAR PENTHOUSE MIXTE CELLAR 2 PARKINGS

For sale

Sole agent

15 900 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Eden Star</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>184 m<sup>2</sup></b>	<i>Terrace area</i> <b>126 m<sup>2</sup></b>
<i>Total area</i> <b>310 m<sup>2</sup></b>	<i>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>6 &amp; 7</b>
<i>Annual costs</i> <b>24 000 €</b>	<i>Furnished</i> <b>Yes</b>
<i>Mixed use</i> <b>Yes</b>	<i>Ref.</i> <b>EDEN STAR PENTHOUSE 4P 6_7 607_605 appartement</b>

Beautiful residence with concierge located on the Port of Fontvieille, with access to the pool. Duplex apartment on the 6th and 7th floors with roof terrace. Contemporary decoration of high quality. Very spacious volumes. Approval to closure of the loggias has already been obtained for the whole building. When performing the work according to precise specifications, may be closed all the balconies of the lower level to operate differently 42.50 m<sup>2</sup> of surface area. Mixed use. 1 cellar and a box of 2 adjoining car parks. A perfect and exceptional penthouse located in complete calm. A must see.

Duplex apartment. 6th floor : 165 m<sup>2</sup> inhabitable and 42,50 m<sup>2</sup> balconies. 7th floor :19 m<sup>2</sup> inhabitable and 83,50 m<sup>2</sup> roof terrace. Lower level: entry hall, living , fitted equipped kitchen, utility room, guest toilet, hallway, 3 bedrooms, 3 bathrooms (including two ensuite), dressing, cupboards, 3 loggias. Upper level: staircase, small room, roof terrace equipped with a summer kitchen under a big shaded pergola. Entresol : 1 cellar n°138. 1st underground of Paradise building : 2 parkings n°196 et 197 which consist of a box with



electricity plug and lighting, dimensions 495 cm width x 500 cm length x 200 cm height.









