



## PARC SAINT ROMAN - LES TERRASSES - 2-BEDROOM APARTMENT WITH A 28-SQM TERRACE

**For sale**
**Sole agent**
**4 500 000 €**

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Parc Saint Roman</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>87 m<sup>2</sup></b>	<i>Terrace area</i> <b>28 m<sup>2</sup></b>
<i>Total area</i> <b>115 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>6</b>
<i>Annual costs</i> <b>6 360 €</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>Partial sea view</b>	<i>Exposure</i> <b>South</b>
<i>Release date</i> <b>Shortly</b>	<i>Ref.</i> <b>Parc St Roman - 3p</b>

South/West/North exposure, partial sea view, luxury residence with swimming pool, sauna, gym, residential neighborhood, dynamic real estate market, easy access to Larvotto, Roquebrune-Cap-Martin, and Monte-Carlo Country Club.

Confortable two-bedroom apartment of approximately 115 sqm located in the sought-after district of La



Rousse, within the prestigious Parc Saint Roman complex, designed in the 1980s by architect Luigi Caccia Dominioni.

This exceptional property benefits from a 24-hour concierge service and numerous amenities, including a large pool surrounded by palm trees, a solarium, a snack bar, a sauna, a fitness room, a library, a children's playground, a dog area, and even a car wash service.

With a living area of 87 sqm and a terrace of 28 sqm, this 115-sqm apartment, located on the 6th floor of the building "Les Terrasses," enjoys a triple exposure. It consists of an entrance, a spacious living room with two large sliding windows opening onto a pleasant terrace with a sea glimpse, a separate kitchen with access to the terrace, two bedrooms (one with a balcony), a bathroom, and guest toilet. Very quiet and bright.

It also includes a cellar and covered parking.

Thanks to its variety of amenities and gourmet restaurants, as well as its proximity to the Monte-Carlo Country Club, Monte-Carlo, and Larvotto, the Parc Saint Roman complex is highly sought after by investors and families, offering an ideal living environment in the Principality.





Plan 3P – Parc Saint Roman







