



# WOLF & RAVEN

MONACO REAL ESTATE

**Wolf&Raven**

17 Av. Albert II

98000 Monaco

Phone : +33 6 83 62 00 78

info@wolfandraven.mc

www.wolfandraven.mc



## Charming 4-Room Apartment in Larvotto – Palais de la Mer

For sale

4 200 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Palais de la Mer</b>	<i>District</i> <b>Larvotto</b>
<i>Living area</i> <b>98 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>2</b>	<i>Floor</i> <b>1</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>Garden, Patio</b>
<i>Laws</i> <b>887</b>	<i>Ref.</i> <b>BK_118</b>

Ideally located in the prestigious Larvotto district, just steps from the beaches and restaurants, this elegant renovated apartment offers a bright and refined living environment.

Discover this beautiful 4-room family apartment with 98 sqm of living space, situated on the ground floor of a sought-after bourgeois residence. Fully renovated, it features a spacious living room filled with natural light, a fully equipped kitchen, and three bedrooms, two of which have en-suite shower rooms. A third bedroom and a guest toilet complete this property.

The apartment is subject to Law 887 and is currently rented, offering an excellent rental yield. It is leased until January 15, 2030, at €8,000 per month.

There is an authorization to extend the apartment with a 9 m<sup>2</sup> terrace. The works will be done end of the year.



MonteCarlo-RealEstate.com

Page  
1/2

Ref. : BK\_118

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préjudice.

There is also the possibility to acquire a parking space at Villa Bianca for an additional cost.

A rare opportunity for a secure investment or a primary residence in Monaco. Contact us for more details.

