



EXOTIC GARDEN - 2-BEDS ROOFTOP DUPLEX - SEA VIEW

For sale

8 450 000 €

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| <i>Product type</i> Apartment | <i>Num rooms</i> 3 rooms |
| <i>Building</i> Villa les Pins | <i>District</i> Moneghetti |
| <i>Living area</i> 93 m² | <i>Terrace area</i> 157 m² |
| <i>Total area</i> 250 m² | <i>Bedrooms</i> 2 |
| <i>Bathroom</i> 1 | <i>Parkings</i> 2 |
| <i>Cellar</i> 1 | <i>Floor</i> 12 |
| <i>Annual costs</i> 6 000 € | <i>Condition</i> Very good condition |
| <i>View</i> Panoramic view of the sea and Monaco | <i>Exposure</i> Triple exposure |
| <i>Release date</i> Available | <i>Ref.</i> V1623 |

Duplex flat with roof terrace overlooking the Principality of Monaco. Private swimming pool with outdoor kitchen.

On the heights of the Principality in the Jardin Exotique residential area, the 'Villa Les Pins' residence is a recent building. Close to numerous local shops (supermarket, pharmacy, etc.) and schools.



The flat's position on the top two floors gives it a panoramic view of Monaco and the Mediterranean Sea from Cap Martin to the Italian coast. The first floor of this duplex penthouse comprises an entrance hall, a living room with a fully-equipped open-plan kitchen opening onto a sea-view terrace. Two bedrooms with access to a mountain-view terrace, a bathroom, a guest toilet and a laundry room. The triple aspect and numerous bay windows ensure plenty of natural light.

The roof terrace, accessed by a staircase, comprises a spacious terrace, a summer kitchen, a solarium with a movable-bottom swimming pool and a toilet.

A lock-up garage for 2 vehicles and a cellar complete this property.





