



## Fontvieille - One-Bedroom Apartment with Private Garden, Pool & Parking

For sale

3 850 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Rosa Maris</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>65 m<sup>2</sup></b>	<i>Terrace area</i> <b>12 m<sup>2</sup></b>
<i>Garden area</i> <b>35 m<sup>2</sup></b>	<i>Total area</i> <b>112 m<sup>2</sup></b>
<i>Bedroom</i> <b>1</b>	<i>Bathroom</i> <b>1</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Condition</i> <b>Good condition</b>	<i>View</i> <b>Rose garden and park</b>
<i>Exposure</i> <b>South West</b>	<i>Release date</i> <b>06/2025</b>
<i>Ref.</i> <b>BIV00397</b>	

Located in the green and highly sought-after district of Fontvieille, close to the port, shops and the Princess Grace Rose Garden, this elegant one-bedroom apartment with private garden offers a rare lifestyle in Monaco.

The apartment features a bright living area opening onto a terrace and private garden, creating a perfect indoor-outdoor living space. The fully equipped separate kitchen is practical and well designed.

The bedroom, quiet and comfortable, has direct access to the garden and includes a modern en-suite bathroom with shower. A guest WC completes the layout.

The residence benefits from a swimming pool, and the property is sold with a cellar and a parking space.



Areas:

Living area: 65 sqm

Loggias: 12 sqm

Terrace & garden: 35 sqm (including approx. 20 sqm private garden)

A rare opportunity in Fontvieille, ideal as a main residence, a Monaco pied-à-terre or a high-quality investment.



Located in the highly sought-after **residential and green district of Fontvieille**, just a short walk from the **Princess Grace Rose Garden**, the port and all local amenities, this beautiful **one-bedroom apartment with private garden** offers a rare and privileged lifestyle in Monaco.

From the moment you enter, the apartment impresses with its **natural light** and its seamless connection to the outdoors. The **spacious living room** opens through large floor-to-ceiling windows onto a **terrace extended by a private garden**, creating a true indoor-outdoor living experience. This outdoor area becomes a natural extension of the apartment — perfect for enjoying the Mediterranean climate, hosting guests, dining al fresco or simply relaxing in a peaceful, green environment.

The **separate fully equipped kitchen** is both practical and well laid out, providing a comfortable space for everyday cooking as well as entertaining.

The **bedroom**, calm and elegant, also enjoys direct access to the garden, enhancing the feeling of privacy and comfort. It features **built-in storage** and a **modern en-suite bathroom with shower**, finished to a high standard. A **separate guest WC** completes the layout.

The apartment is set within a **prestigious residence with a swimming pool**, in a quiet residential setting while remaining within immediate reach of shops, restaurants, the port of Fontvieille and the seaside promenades. This location offers a perfect balance between tranquility and the vibrant Monaco lifestyle.

#### ▣ Areas

- Living area: **65 sqm**
- Loggias: **12 sqm**
- Terrace & garden: **35 sqm**, including approximately **20 sqm of private garden**

#### ▣ Included

- **Cellar No. 9** (2nd basement level)
- **Parking space No. 731** (2nd basement level)

#### ▣ A rare opportunity in Monaco

One-bedroom apartments offering a **private garden, swimming pool, parking** and **cellar** in the highly desirable district of Fontvieille are extremely rare on the market. This property is ideal both as a **primary residence**, a **luxury Monaco pied-à-terre**, or a **high-quality long-term investment** in one of the Principality's most sought-after locations.











