



## Exclusivity - Sale 2 room apartment Monaco Saint Roman La Rouse

For sale

Sole agent

5 000 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Roc Fleuri</b>	<i>District</i> <b>La Rouse - Saint Roman</b>
<i>Living area</i> <b>88 m<sup>2</sup></b>	<i>Terrace area</i> <b>24 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>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>2</b>
<i>Annual costs</i> <b>6 600 €</b>	<i>Condition</i> <b>Good condition</b>
<i>View</i> <b>Unobstructed city</b>	<i>Exposure</i> <b>South</b>
<i>Release date</i> <b>14/12/2025</b>	<i>Ref.</i> <b>85629377</b>

Elegance and comfort in a prestigious residence

We are pleased to offer you this exclusive opportunity to purchase a superb 2-room apartment on the 2nd



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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 préalable.

floor of the prestigious Roc Fleuri residence in Monaco. This rare property offers 88 m<sup>2</sup> of living space, enhanced by a 24 m<sup>2</sup> terrace, ideal for enjoying the Principality's privileged lifestyle.

The apartment comprises a vast entrance hall leading to a spacious, bright living room opening onto a beautiful terrace, perfect for relaxing moments. The separate kitchen is functional and well-appointed for optimum comfort. The bedroom, with parquet flooring and built-in closets, boasts generous storage space. A full bathroom and guest toilet complete this refined layout. Plenty of storage space is also available for optimal living comfort.

The apartment is sold with a cellar, a real asset for a residence in the heart of Monaco. Located in a secure residence offering top-class services, this apartment represents an exceptional opportunity to acquire a spacious, functional property in a prestigious setting.

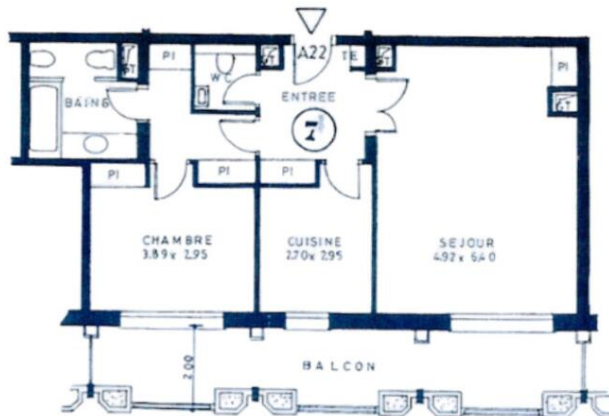
A double parking lot (one behind the other) is sold with the apartment, in addition of the price.

Contact us now for more information or to arrange a viewing.









**LE ROC FLEURI**

- 1 entrée
- 1 séjour / salle à manger
- 1 cuisine
- 1 chambre
- 1 salle de bains
- 1 toilettes
- 1 balcon

**Surface totale 112m<sup>2</sup>**

- 1 entrance
- 1 living/dining room
- 1 kitchen
- 1 bedroom
- 1 bathroom
- 1 toilet
- 1 terrace

**Total surface area 112 sqm**

