

## SOLE AGENT - EXOTIC GARDEN VILLA

For sale

Price on request

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>7</b>
<i>District</i> <b>Jardin Exotique</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Living area</i> <b>344 m<sup>2</sup></b>
<i>Terrace area</i> <b>281 m<sup>2</sup></b>	<i>Total area</i> <b>625 m<sup>2</sup></b>
<i>Bedrooms</i> <b>+5</b>	<i>Bathrooms</i> <b>5</b>
<i>Parkings</i> <b>2</b>	<i>Cellars</i> <b>2</b>
<i>Box</i> <b>2</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>City, Sea Overview</b>	<i>Exposure</i> <b>south</b>
<i>Ref.</i> <b>V-VOL-VPS021</b>	

Detached villa located in the Jardin Exotique area.

The villa is on 3 levels with terraces and garden.

Luxury villa located in the Exotic Garden area, composed as follows:

### ❖ Ground floor:

- Bedroom n°1 with en-suite bathroom, toilet and bidet.
- Bedroom n°2 with en-suite shower room, WC and bidet.
- Access to the terrace.
- Office with en-suite shower room, WC.
- Laundry room.
- Storage area.
- Shower room with sauna and steam shower.
- Staff room with shower room and WC.
- Double garage with electric shutter.

### ❖ Garden level:

- Entrance hall.
- Formal main entrance.
- Fully equipped kitchen, access to the terrace.
- Guest toilet.
- TV room.
- Living room.
- Dining room, with access to the terrace.



## ❖ Entrance between the ground floor and the first floor:

- Bedroom n°3 with en-suite shower room and WC.

## ❖ First floor: Master's level

- Hall.
- Master bedroom with en-suite bathroom, separate shower and WC, bidet.
- Walk-in closet with built-in storage for clothes and shoes.
- Loggia

## ❖ Outdoor spaces:

- Terraces all around the villa, except for the kitchen
- Outdoor dining area in front of the main entrance, mechanical blind above.
- Waterfall with recycled water.

## ❖ Services and amenities:

- Floors: marble, parquet, mosaic, tiles.
- Walls: painted, moldings, marble, mosaic, tiles.
- Ceilings: False ceilings with spotlights, painted, moldings.
- Double glazed aluminium windows.
- Air-to-water heat pump
- Natural gas storage tank for domestic hot water
- Single-flow ventilation in the basement
- Alarm system
- Double garage

