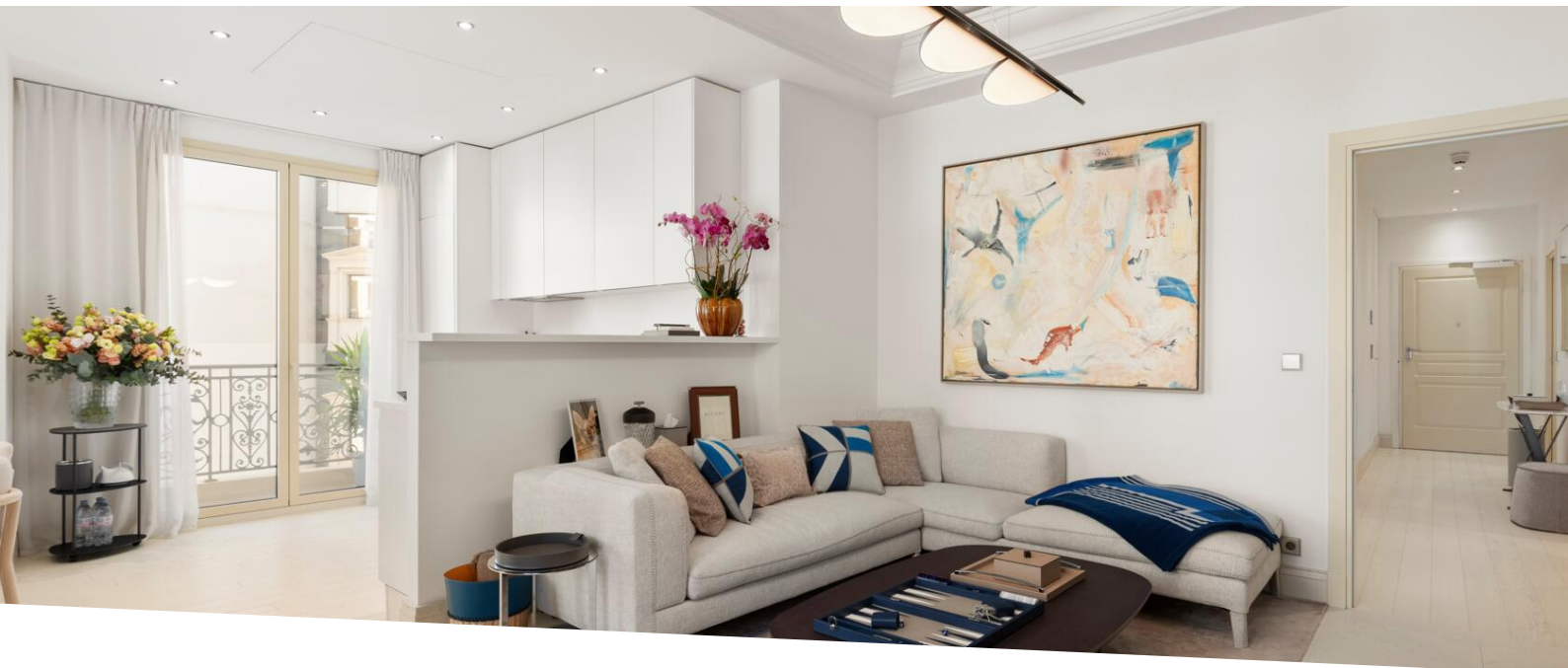




## Sale - Exclusive listing - Corner apartment in La Condamine, Monaco

For sale

Sole agent

8 800 000 €

|                                                |                                        |
|------------------------------------------------|----------------------------------------|
| <i>Product type</i><br><b>Apartment</b>        | <i>Num rooms</i><br><b>3 rooms</b>     |
| <i>Building</i><br><b>Villa Portofino</b>      | <i>District</i><br><b>Condamine</b>    |
| <i>Living area</i><br><b>152 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>2</b>            |
| <i>Bathrooms</i><br><b>2</b>                   | <i>Parkings</i><br><b>2</b>            |
| <i>Floor</i><br><b>3</b>                       | <i>Annual costs</i><br><b>16 000 €</b> |
| <i>Condition</i><br><b>New</b>                 | <i>Release date</i><br><b>Quickly</b>  |
| <i>Ref.</i><br><b>86153859</b>                 |                                        |

Family apartment with great potential in the heart of La Condamine

We are pleased to offer for sale a rare and exceptional 3-bedroom apartment convertible into 3 pieces ideally located in the sought-after and vibrant district of La Condamine, Monaco.

This bright 152 sqm property, situated on the 3rd floor, boasts high-end finishes and a contemporary architectural design. The thoughtfully arranged layout includes: an entrance hall with corridor leading to the living areas, a guest WC, a spacious master suite with en-suite bathroom and walk-in wardrobe, a bright living



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Page  
1/5

Ref. : 86153859

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.

room opening onto a balcony, an open-plan kitchen connected to the living room with direct access to the balcony, two additional bedrooms, each with its own en-suite shower room, hallway and balcony.

A valuable asset in the city center, the property also includes a parking space on the third basement level, designed with an ingenious system that allows two cars to be parked one above the other.

There is the possibility of enlarging the living room by relocating the kitchen to the rear, into bedroom number 3 (see floor plan below). This would create a more spacious living area while retaining two en-suite bedrooms.

**A rare opportunity** to acquire a unique property in one of Monaco's most dynamic and desirable neighborhoods.

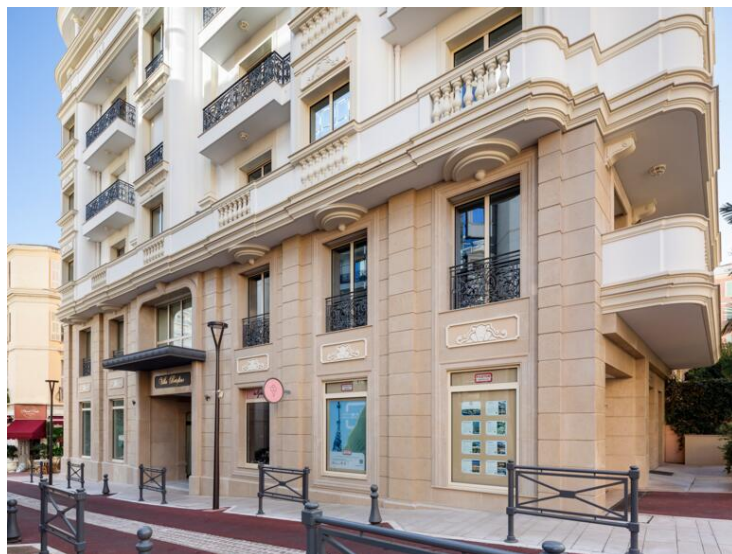
For further information or to arrange a viewing, please do not hesitate to contact us.



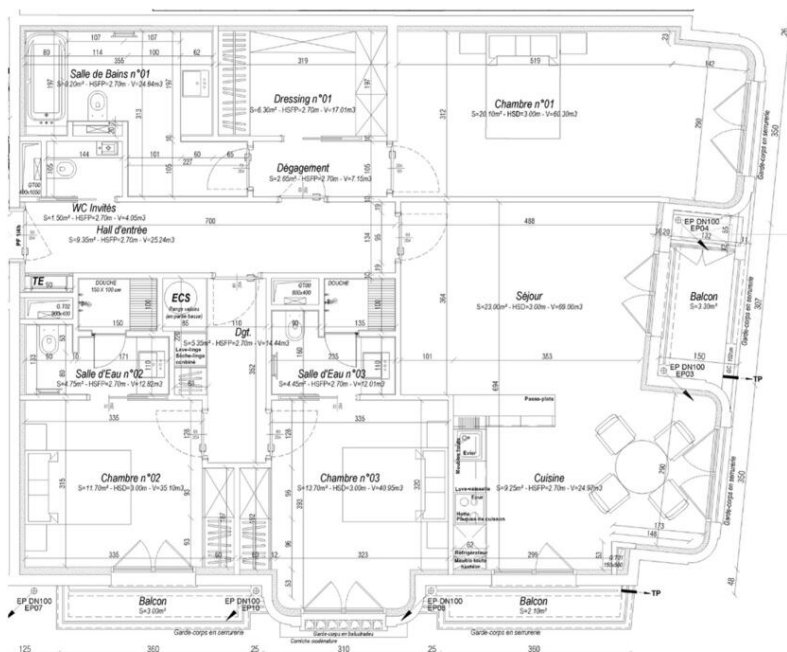








## PLAN ACTUEL



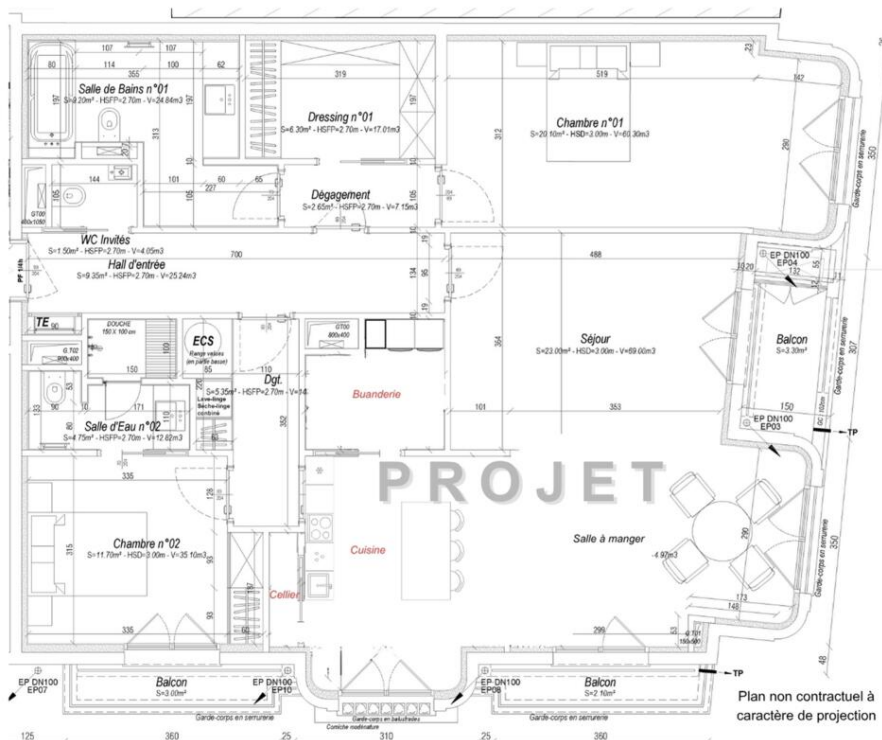
### VILLA PORTOFINO

- 1 entrée
  - 1 séjour / salle à manger
  - 1 cuisine
  - 3 chambres
  - 3 salles de bains
  - 1 toilettes invités
  - 1 dressing
  - 3 balcons
- Surface totale 152m²**

- 1 entrance
- 1 living/dining room
- 1 kitchen
- 3 bedrooms
- 3 bathrooms
- 1 guest toilet
- 1 dressing room
- 3 balconies

**Total surface area 152 sqm**

## PLAN PROJET



### VILLA PORTOFINO

- 1 entrée
  - 1 séjour
  - 1 salle à manger
  - 1 cuisine
  - 2 chambres
  - 2 salles de bains
  - 1 buanderie
  - 1 toilettes invités
  - 1 cellier
  - 1 dressing
  - 3 balcons
- Surface totale 152m²**

- 1 entrance
- 1 living
- 1 dining room
- 1 kitchen
- 2 bedrooms
- 2 bathrooms
- 1 laundry room
- 1 guest toilet
- 1 cellier
- 1 dressing room
- 3 balconies

**Total surface area 152 sqm**

