



**Lorenza  
von Stein**  
LUXURY REAL  
ESTATE MONACO

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## MORE THAN A VILLA, A MASTERPIECE OF LUXURY LIVING

For sale

**Sole agent**

**39 000 000 €**

|                                                |                                                |
|------------------------------------------------|------------------------------------------------|
| <i>Product type</i><br><b>Villa</b>            | <i>Num rooms</i><br><b>6</b>                   |
| <i>District</i><br><b>Condamine</b>            | <i>City</i><br><b>Monaco</b>                   |
| <i>Country</i><br><b>Monaco</b>                | <i>Living area</i><br><b>710 m<sup>2</sup></b> |
| <i>Terrace area</i><br><b>90 m<sup>2</sup></b> | <i>Total area</i><br><b>800 m<sup>2</sup></b>  |
| <i>Bedrooms</i><br><b>3</b>                    | <i>Bathrooms</i><br><b>4</b>                   |
| <i>Parkings</i><br><b>4</b>                    | <i>Floor</i><br><b>6</b>                       |
| <i>Annual costs</i><br><b>36 000 €</b>         | <i>Condition</i><br><b>Luxurious services</b>  |
| <i>Furnished</i><br><b>Yes</b>                 | <i>View</i><br><b>Clear</b>                    |
| <i>Exposure</i><br><b>South-east</b>           | <i>Release date</i><br><b>Available</b>        |
| <i>Ref.</i><br><b>VMC2179</b>                  |                                                |

Welcome to this exceptional villa, ideally located just a few steps from Monaco's Port Hercule. This property, with a total surface area of around 800 m<sup>2</sup>, has been entirely renovated with particular attention to detail and refinement. It is offered for sale fully furnished, offering an interior transformed into a true masterpiece thanks to finishes of incomparable quality.

The main living space, with an area of around 300 m<sup>2</sup>, boasts impressive volumes and high ceilings, creating a majestic yet intimate atmosphere. On this floor, you'll find a modern, fully-equipped open-plan kitchen, a patio adorned with a water wall, and a vast dining room. The villa also boasts two elegant lounges: one dedicated to the TV area and the other, warmer, with a fireplace. A superb private fitness area completes this exceptional offer.

The first floor houses a sumptuous master bedroom, with a remarkable



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bathroom and ultra-luxurious dressing room. This floor also provides access to a private spa, with hammam, sauna and relaxation room, offering comfort worthy of the finest palaces. In addition, two spacious suites are located on other levels, each with its own dressing room, sumptuous bathroom and private terraces.

Finally, the villa's top floor is a true haven of peace, rare in Monaco, with its lush vegetation, private pool and relaxation area: an ideal place for entertaining guests in an intimate and refined setting.

This magnificent Villa is composed as follows:

First floor: a dreamy 300 m<sup>2</sup> triple living room, a modern open kitchen, a dining room and relaxation area with fireplace, a large TV room and a fitness room.

1st floor: master bedroom with dressing room and en suite bathroom, plus access to a fully equipped spa area with sauna, hammam and relaxation room. There's also a magnificent private office area.

2nd floor: Elegant entrance with elevator.

3rd floor: Spacious en suite bedroom with magnificent bathroom, spacious dressing room and private terrace.

4th floor: Spacious en suite bedroom with magnificent bathroom, spacious dressing room and private terrace.

5th floor/Rooftop: Outdoor swimming pool with a lovely relaxation area and view of Port Hercules.

Four parking spaces complete the property.













