



## SOLE AGENT - MAGNIFICENT FULLY FURNISHED TWO-BEDROOM APARTMENT - TURNKEY

Rental

Sole agent

35 000 € / month

+ Service charges : 1.500 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>L'Exotique</b>	<i>District</i> <b>Jardin Exotique</b>
<i>Living area</i> <b>130 m<sup>2</sup></b>	<i>Terrace area</i> <b>53 m<sup>2</sup></b>
<i>Total area</i> <b>183 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>3</b>
<i>Service charges</i> <b>1 500 €</b>	<i>Condition</i> <b>New</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>LMC2266__</b>

Welcome to the L'Exotique residence, whose lobby already sets the tone for luxurious living. Warm stone tiles and fine wood paneling, elegant lighting, comfortable seating and refined details create an inviting atmosphere and offer a first glimpse of the high standard and exquisite design of the entire building. You also benefit from a 24/7 concierge service, a gym, a spa area with indoor pool and hammam. A private park belonging to the building with numerous olive trees offers you an impressive view of the Mediterranean and the Principality.

This beautiful 3-bedroom apartment offers breathtaking views of the sea. Thanks to its south-west orientation, the apartment enjoys optimal sunlight and impresses with its high-quality design. The apartment has an elegant



double-height living area and a stylish kitchen fully equipped with first-class appliances. The living room opens onto a spacious terrace, where a large dining table invites you to enjoy convivial evenings. An additional lounge area creates an atmosphere of peace and relaxation for you and your guests. The elegantly master bedroom impresses with its size, plenty of natural light and a walk-in closet corridor offering numerous storage options that will delight women in particular. The en-suite bathroom with underfloor heating is fitted with stone tiles, a custom-made double washbasin, a bathtub and a shower. A second bedroom with shower room also offers high-quality materials and modern design.

This 2 bedroom, 3 bathroom apartment consists of an entrance hall leading into the living/dining room with open plan kitchen, a spacious master bedroom with dressing room and en-suite bathroom, a second bedroom with shower room, a fully fitted utility room and a guest toilet.

The apartment has a generous terrace of 53 m<sup>2</sup> which offers a breathtaking panoramic sea view.

A parking space and a cellar belong to this property.









