



## Parc Saint-Roman - 4-room apartment with sea view and large exteriors

For sale

10 500 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Parc Saint Roman</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>142 m<sup>2</sup></b>	<i>Terrace area</i> <b>25 m<sup>2</sup></b>
<i>Total area</i> <b>167 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Annual costs</i> <b>17 000 €</b>
<i>Condition</i> <b>To refresh</b>	<i>Furnished</i> <b>Yes</b>
<i>View</i> <b>South sea view</b>	<i>Exposure</i> <b>SOUTH</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>17KEYS-3BDR002</b>

Exceptional Apartment of 167 m<sup>2</sup> with Large Exteriors and Unobstructed Sea View

In the heart of the prestigious Parc Saint-Roman residence, discover an exceptional apartment located on the 4th floor of the Tower. Rare in terms of its volumes and potential, this property offers a unique opportunity among the large family areas available in the Principality.

With a surface area of approximately 160 m<sup>2</sup> (confirmation in progress), the apartment benefits from a superb luminosity thanks to its southern exposure and its large balcony, offering a warm and refined atmosphere.

An apartment with remarkable volumes



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Page  
1/4

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It consists of an elegant entrance, a large living room opening onto the outside, a guest toilet, as well as three bedrooms, including:

- a bedroom with balcony access
- a comfortable suite with dressing room, toilet and shower,
- a third bright bedroom, accompanied by an equipped kitchen, a bathroom with Italian shower, and WC.

The whole benefits from a large south-facing exterior, offering an unobstructed view much appreciated within the residence.

### Services & Appendices

- Cellar
- Parking space
- Luxury residence with security, swimming pool and landscaped areas
- Privileged area, a stone's throw from the Monte-Carlo Country Club and the Larvotto





