



PENTHOUSE DUPLEX ROOFTOP – VILLA LES PINS

For sale

8 450 000 €

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| <i>Product type</i> Penthouse/Roof | <i>Num rooms</i> 3 rooms |
| <i>Building</i> Villa les Pins | <i>District</i> Moneghetti |
| <i>Living area</i> 93 m² | <i>Terrace area</i> 157 m² |
| <i>Total area</i> 250 m² | <i>Bedrooms</i> 2 |
| <i>Parkings</i> 2 | <i>Cellar</i> 1 |
| <i>Floor</i> 12 - 13 | <i>Annual costs</i> 6 000 € |
| <i>Condition</i> Very good condition | <i>View</i> Sea and Monaco View |
| <i>Exposure</i> Triple exposure | <i>Release date</i> To be determined |
| <i>Ref.</i> PEV945 | |

Located on the top two floors of the Villa Les Pins residence, in the residential and peaceful area of Moneghetti, this exceptional duplex penthouse has a total of 250 m². From its private roof terrace of 157 m², the panoramic view embraces the entire Principality, the port, the Rock and the Italian coast. A rare panorama, a unique way of life, far from the hustle and bustle of the city centre while remaining a stone's throw from its attractions

Raised on two levels and bathed in light thanks to its triple exposure, this exceptional apartment consists on the first level of an entrance with storage, a large living-dining room open to a large fully equipped kitchen, two bedrooms, one of which has a dressing room, a bathroom, a guest toilet, all extended by beautiful



terraces. On the upper floor, the fully furnished roof terrace offers a summer kitchen, jacuzzi, solarium, laundry room and guest toilet. A real open-air wellness area. A closed box for two vehicles as well as two parking spaces and a cellar complete this exceptional property.







