



## Memmo Center - Fontvieille - 3 BED

Rental

28 000 € / month

+ Service charges : 4.000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>Building</i> <b>Memmo Center</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>252 m<sup>2</sup></b>	<i>Terrace area</i> <b>53 m<sup>2</sup></b>
<i>Total area</i> <b>305 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>4</b>	<i>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Service charges</i> <b>4 000 €</b>
<i>Condition</i> <b>Good condition</b>	<i>View</i> <b>Port and sea</b>
<i>Release date</i> <b>01.06.2026</b>	<i>Ref.</i> <b>L-5P-MMC</b>

PIRAS Immobilier offers you a superb apartment available in a recent residence with concierge and fitness room: This 5-room apartment offers a nice view of the Port of Cap d'Ail.

Discover a beautiful 5-room apartment, enjoying a superb view from the living room and its terrace on the sea, the port and Cap d'Ail.

The property is distinguished by an ideal layout, with a day area including a large bright living room, open to



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the outside, as well as a beautiful fully equipped kitchen. A guest toilet and a cloakroom complete this reception area, designed for comfort and conviviality.

The night area, perfectly separated, is organized around a large distribution hall leading to a spacious laundry room and four bedrooms. Two of them have a dressing room, the other two have built-in wardrobes, each with its own bathroom. The whole opens onto a loggia, offering a pleasant continuity with the outside.

Two parking spaces and a cellar complete this property.

An apartment with generous volumes, offering a privileged sea and port view, available from 01/06/2026.

Ideally located in the immediate vicinity of Fontvieille, the port of Cap d'Ail and the Monaco heliport, this property benefits from a strategic location particularly sought after for a rental at the gates of Monaco. You will enjoy quick access to the beaches, shops and renowned restaurants of Fontvieille such as the Beefbar or La Salière, in an environment combining comfort of life and prestige on the French Riviera.

Charges include heating, air conditioning and water consumption.

Contact PIRAS Real Estate for more information and to arrange a viewing.



