



## FONTVIEILLE - 3 BEDROOM FLAT & SEA VIEW - 2 GARAGES

For sale

Sole agent

14 450 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Monte Marina</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>219 m<sup>2</sup></b>	<i>Terrace area</i> <b>13 m<sup>2</sup></b>
<i>Total area</i> <b>232 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Cellar</i> <b>1</b>
<i>Box</i> <b>2</b>	<i>Condition</i> <b>Renovated</b>
<i>Furnished</i> <b>Yes</b>	<i>View</i> <b>Sea &amp; gardens views</b>
<i>Exposure</i> <b>South / West</b>	<i>Ref.</i> <b>V1666</b>

Ideal for a family. Apartment completely renovated in a contemporary style and offering a beautiful sea view. Its south/west exposure guarantees optimal sunshine throughout the day. Sold with 2 garages.

Discover this fully renovated apartment located in the Monte Marina residence, in the heart of Fontvieille. Highly sought-after by families, this residential area is appreciated for its peaceful atmosphere, away from traffic, and its pleasant pedestrian surroundings.



Recently refurbished with high-quality materials and great attention to detail, this turnkey property combines comfort, elegance and functionality. It enjoys open views over the Mediterranean Sea, landscaped gardens and surrounding cliffs. Bathed in natural light thanks to its tripe exposure, the property offers generous living spaces, enhanced by floor-to-ceiling windows and continuous terraces that create a seamless connection between indoor and outdoor living.

The apartment comprises an entrance hall, a bright living room with dining area opening onto an enclosed loggia currently used as an office. The night area, which can be made fully independent, features three ensuite bedrooms, including a master suite with dressing room, all enjoying sea views. A fully equipped kitchen with premium appliances, a laundry area and a guest toilet complete the property.

Unlike most residences in the area, the apartment benefits from an independent air-conditioning system, individually adjustable in each room via a mobile application. Triple-glazed windows ensure excellent acoustic comfort, complemented by underfloor heating.

Residents enjoy a concierge service and access to a private outdoor swimming pool. The marina, restaurants, parks, waterfront promenade and the beaches of Cap d'Ail are all within a short walking distance.

Two underground garages and a cellar are included, with the possibility to acquire two additional garages.









