



## Exceptional apartment with breathtaking sea views over the port and Cap d'Ail.

Rental

70 000 € / month  
+ Service charges : 9.200 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>7</b>
<i>Building</i> <b>Memmo Center</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>366 m<sup>2</sup></b>	<i>Terrace area</i> <b>336 m<sup>2</sup></b>
<i>Total area</i> <b>702 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>
<i>Bathrooms</i> <b>5</b>	<i>Parkings</i> <b>4</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>9</b>
<i>Service charges</i> <b>9 200 €</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>Panoramic sea views</b>	<i>Exposure</i> <b>South - Port of Cap d'Ail / North</b>

Private swimming pool

Located in the heart of the prestigious Memmo Center residence, this sumptuous 7-room apartment embodies



a unique lifestyle in Monaco. It stands out for its remarkable volumes, exceptional amenities, and spectacular views over the sea and the port of Cap d'Ail.

With a total surface area of 702 sqm, including 366 sqm of living space, this rare property offers generously proportioned and perfectly designed living areas. It features a vast, light-filled living room, an elegant dining room, a fully equipped kitchen with utility room, as well as five bedrooms, each with its own en-suite bathroom or shower room.

The outdoor areas, true extensions of the interior spaces, span over 300 sqm and include a magnificent terrace with a private swimming pool, creating an exclusive living environment ideal for entertaining or relaxing facing the sea.

Situated on a high floor, the apartment benefits from a dual South/North exposure, ensuring optimal natural light and open views throughout the day. A private landing access further enhances comfort and guarantees complete privacy.

Four parking spaces and a cellar complete this exceptional property.

The residence, recent and secure, offers high-end amenities including a 24/7 concierge service, a fitness room, and laundry facilities. Ideally located in a peaceful and residential setting, it provides quick access to the port and all nearby amenities.

A rare opportunity on the Monaco real estate market, designed for a discerning clientele seeking space, comfort, and exclusivity.

Availability: August 1st, 2026





