



**AGENCE CONTINENTALE**

R E A L E S T A T E M O N A C O

**Agence Continentale**

19, boulevard des Moulins

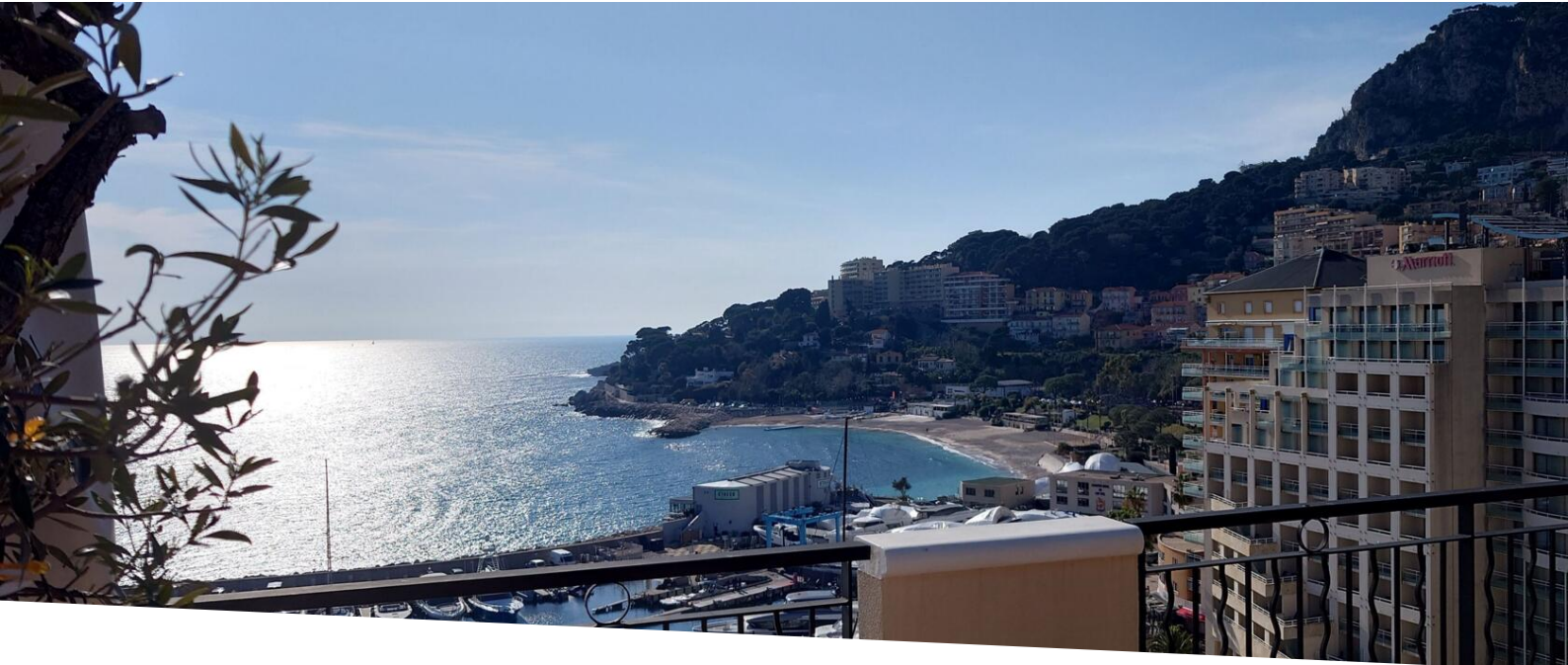
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## Exceptional property on the top floor with private swimming pool

Rental

**70 000 € / month**

+ Service charges : 9.200 €

<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>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>Magnificent sea view</b>	<i>Exposure</i> <b>South - West</b>
<i>Release date</i> <b>01/08/2016</b>	<i>Ref.</i> <b>7PL_Memmo-Center</b>

Located in the Fontvieille district, within the Memmo Center, the building offers a residential environment appreciated for its calm and its immediate proximity to the port, shops and green spaces. The property benefits from a high standard service and easy access to amenities, in an atmosphere that is both discreet and functional.



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## Description of the apartment

Located on the 9th and last floor of block A, this 7-room apartment opens onto a 210 m<sup>2</sup> terrace with swimming pool, extended by 126 m<sup>2</sup> of loggias, all facing south-west with an unobstructed sea view. The living room and the master suite benefit from this opening and access a large common loggia, while the living room also extends to the main terrace. The kitchen, spacious and equipped, offers plenty of storage space and communicates with a dining room of 22 m<sup>2</sup>, each of these rooms being open to two covered loggias. A laundry room harmoniously completes this living space. The night area consists of four bedrooms, all opening onto a common loggia and each with its own bathroom and dressing room.

Four parking spaces, divided into two doubles in length, as well as a cellar complete the set. Available from August 1, 2026, this property offers a fluid and organized living environment.

