



## MONTE CARLO SUN LARGE 2 ROOM APARTMENT WITH GARDEN

For sale

Sole agent

4 500 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Monte Carlo Sun</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>80 m<sup>2</sup></b>	<i>Terrace area</i> <b>55 m<sup>2</sup></b>
<i>Total area</i> <b>135 m<sup>2</sup></b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>3</b>
<i>Annual costs</i> <b>8 900 €</b>	<i>Mixed use</i> <b>Yes</b>
<i>Ref.</i> <b>MONTE CARLO SUN 2P A31</b>	

The Monte Carlo Sun is located on the Boulevard du Larvotto, next to the International School of Monaco. 7/24-hour concierge service, garden, swimming pool, visitor parking and mixed use are significant assets. The beaches of Larvotto, the Monte Carlo Beach, the Country Club, or the Monte Carlo Bay Hotel and even a police station surround the building. Supermarket, pharmacy, post office and public transport are accessible in a few minutes on foot, via the secondary exit located on the Boulevard d'Italie.

Apartment with 2 main rooms composed of an entrance with cupboards, a spacious living room, an independent kitchen, a large bedroom with cupboards, a shower room, a toilet, a hallway with dressing room, as well as a private garden in front of the living room and bedroom. On the second floor of building A, a cellar bearing the number C.A208. In the third basement of the ramp, a car park bearing the number P.342.







