



## FONTVIEILLE - 2-BEDROOM FLAT - ROSE GARDEN VIEW

For sale

8 950 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Monte Marina</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>141 m<sup>2</sup></b>	<i>Terrace area</i> <b>45 m<sup>2</sup></b>
<i>Total area</i> <b>186 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Box</i> <b>1</b>
<i>Annual costs</i> <b>15 360 €</b>	<i>Condition</i> <b>Renovated</b>
<i>View</i> <b>Rose Garden and Mountains</b>	<i>Exposure</i> <b>Double East/West Exposure</b>
<i>Release date</i> <b>01/03/2027</b>	<i>Ref.</i> <b>V1706</b>

Apartment in perfect condition located in the heart of the residential and sought-after area of Fontvieille. Residence with outdoor swimming pool and enjoying a quiet environment, ideal for a family. Sold with parking and a garage.

Spacious apartment located within the Monte Marina residence, in the heart of Fontvieille. Particularly popular with families, this residential area is appreciated for its peaceful atmosphere, away from traffic, and its pleasant pedestrian walkways.



This dual-aspect flat is in excellent condition and offers generous volumes. It comprises an elegant entrance hall, a bright living and dining room, and a fully equipped independent kitchen. The night area includes two bedrooms, one of which features a private enclosed loggia, as well as two shower rooms and a guest toilet. All rooms open onto a loggia. The one accessible from the living room, kitchen, and one bedroom enjoys a beautiful open view over the Princess Grace Rose Garden and the surrounding hills. Subject to approval, this loggia may be enclosed to extend the living area.

A closed garage and a cellar within the residence complete this property. There is the option to purchase an additional parking space in the building.

The flat is currently let at €19,000 per month plus service charges.

Residents benefit from a concierge service and access to a private outdoor swimming pool. The marina, shopping center, restaurants, parks, seaside promenade, and the beaches of Cap d'Ail are all within walking distance.









