



## LUXURIOUS FOUR-ROOM APARTMENT WITH EXCEPTIONAL TERRACE - SOLD FURNISHED

For sale

14 900 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Rocazur</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>154,25 m<sup>2</sup></b>	<i>Terrace area</i> <b>94,02 m<sup>2</sup></b>
<i>Total area</i> <b>248,27 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>6</b>
<i>Condition</i> <b>Luxurious services</b>	<i>Furnished</i> <b>Yes</b>
<i>View</i> <b>Unobstructed view</b>	<i>Release date</i> <b>Now</b>
<i>Ref.</i> <b>PEV977</b>	

Discover this exceptional 4-room property in Monaco, combining luxury and refinement thanks to its high-end finishes. Enjoy a spacious terrace, a true extension of your living space, equipped with a dining room, an outdoor lounge and a summer kitchen under an elegant pergola. The unique ambience is reminiscent of a villa or penthouse with its own garden. Benefit from two private parking spaces, a separate entrance for the domestic staff, a laundry room and a dressing room. Ideally located just 5 minutes from beaches and shops, with the Embassy of France as a neighbour for optimal tranquility and security. Sold furnished (excluding art paintings).

Located on the Boulevard d'Italie, in the immediate vicinity of the Larvotto beaches and the shops of the Saint-



Roman district, the Rocazur is a residence offering a 24-hour security service.

This sumptuous apartment, recently renovated and fully furnished, offers a total surface area of 248.27m<sup>2</sup> including 94.02m<sup>2</sup> of terrace with pergola, recreating the atmosphere of a villa with its own hanging garden.

The apartment consists of:

- An entrance hall,
- A spacious double living room with dining area,
- A large separate kitchen, fully equipped and with a service entrance,
- A master bedroom with en-suite bathroom and dressing room,
- Two bedrooms with bathrooms,
- A dressing room with beautiful storage volumes,
- A laundry room,
- Guest toilets,
- A furnished terrace,
- Two parking spaces and a cellar.

The refined finishes, the brightness and the generous volumes give this property an elegant and comfortable atmosphere, ideal for both a primary and secondary residence.







