



## MONACO PORT HERCULE RUSCINO 4 ROOMS WITH HARBOUR VIEW

For sale

Co-exclusive

12 400 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Ruscino</b>	<i>District</i> <b>Port</b>
<i>Living area</i> <b>186,60 m<sup>2</sup></b>	<i>Terrace area</i> <b>30 m<sup>2</sup></b>
<i>Total area</i> <b>216,60 m<sup>2</sup></b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>2</b>
<i>Annual costs</i> <b>16 000 €</b>	<i>Mixed use</i> <b>Yes</b>
<i>Ref.</i> <b>RUSCINO 4P 2A</b>	

The Ruscino is a building located in Port Hercule. It is the only residential property on the Quai Antoine 1er. It offers a spectacular "postcard" view of the port and Monaco and is much quieter compared to the other buildings on Boulevard Albert I and Avenue d'Ostende. The in-depth redesign of the common areas is expected to be completed in the first half of 2026. Concierge service 7 hours a day. Mixed-use residence with the possibility of using apartments as a dwelling or office. Possibility of acquiring in addition a 2-room apartment in the building and/or an additional parking box.

This apartment is formed by the connection of two smaller units. It has recently undergone extensive renovations. The contemporary style decoration includes all the custom-made carpentry made by Italian craftsmen, alarm and camera system, independent heating and air conditioning, outdoor heating allowing you to enjoy the terrace all year round, Sonos music system. Distribution: entrance with cloakroom, living room, dining room, kitchen, storage room, guest toilet, balcony towards Fort Antoine, balcony towards Port Hercule and the city, 3 bedrooms, 3 bathrooms, dressing room, numerous cupboards. Possibility to acquire in addition



1 closed parking box (600.000€), and/or a 2-room apartment of 50 square meters (1.700.000€), completely renovated, close to the main apartment, currently used as a laundry room and sports/wellness area. Could be used as an office, guest room or accommodation for house staff.







