



## PARC SAINT ROMAN - DUPLEX

For sale

Price on request

|  |   |
|--|---|
| <i>Product type</i><br><b>Apartment</b>        | <i>Num rooms</i><br><b>4 rooms</b>                        |
| <i>Building</i><br><b>Parc Saint Roman</b>     | <i>District</i><br><b>La Rousse - Saint Roman</b>         |
| <i>Living area</i><br><b>176 m<sup>2</sup></b> | <i>Terrace area</i><br><b>39 m<sup>2</sup></b>            |
| <i>Total area</i><br><b>215 m<sup>2</sup></b>  | <i>Bedrooms</i><br><b>3</b>                               |
| <i>Bathrooms</i><br><b>3</b>                   | <i>Parking</i><br><b>1</b>                                |
| <i>Cellar</i><br><b>1</b>                      | <i>Condition</i><br><b>Good condition</b>                 |
| <i>Mixed use</i><br><b>Yes</b>                 | <i>View</i><br><b>Sea view, Mountain &amp; Cap Martin</b> |
| <i>Exposure</i><br><b>Double exposure</b>      | <i>Release date</i><br><b>Available</b>                   |
| <i>Ref.</i><br><b>V1624-2C</b>                 |   |

In a luxury residence with swimming pool and private park, four-room duplex.

Contemporary apartment located in the sought-after "Parc Saint Roman" residence, which features a private park with swimming pool, pool house, and snack bar. The secure residence with 24/7 concierge service is



ideally situated near the Monte-Carlo Country Club, Monte-Carlo Beach, and beaches, in the eastern part of the La Rousse-Saint Roman district.

This high-floor four-room apartment enjoys beautiful views of the sea, Cap Martin, and the mountains, overlooking the tennis courts of the Monte-Carlo Country Club. On the first level: an entrance hall, a double living room with dining area and open-plan kitchen, a pantry, guest WC, and two enclosed terraces.

On the upper floor: a master bedroom with open bathroom, WC, walk-in closet, and a terrace with sea and Cap Martin views. Two additional bedrooms, two shower rooms, and a laundry room. A secondary entrance is also located on this floor.

A parking space and a cellar complete the property.

