



## MIXED USAGE: NEW THREE-ROOM APARTMENT IN VILLA NINETTA

For sale

6 800 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>Building</i> <b>Villa Ninetta</b>	<i>District</i> <b>Moneghetti</b>
<i>Total area</i> <b>176 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>	<i>Parkings</i> <b>2</b>	<i>Condition</i> <b>New</b>
<i>Ref.</i> <b>MB0134</b>			

A rare opportunity to acquire a generously proportioned three-room apartment in Villa Ninetta, a newly completed Belle Époque residence in the peaceful, sought-after Moneghetti quarter. Designed by architect Fabrice Notari and built on the site of the storied Palais Ninetta, the building's curved façade, decorative mouldings, turquoise ceramic balustrades and wrought-iron railings pay faithful homage to Monaco's architectural heritage while delivering every contemporary standard one would expect at this level. The residence offers 24/7 concierge service, car lifts providing direct underground parking access, and a discreet, intimate setting reachable on foot via the historic Théâtre des Muses staircase.

The apartment itself is finished to an exceptional standard throughout: dual-tone marble flooring and backlit coffered ceilings with stuccoed walls set the tone in the entrance and living spaces, which open onto a fully equipped corner kitchen by TM Italia with Miele appliances. The principal bedroom features fine parquet, a moulded headboard wall, a dedicated dressing room and a full en-suite with freestanding bath, double vanity and separate WC. A second bedroom, equally appointed with its own en-suite and corner dressing, and a bespoke guest WC complete the plan. The property carries mixed-use authorisation, offering professional flexibility in addition to its qualities as a primary residence.





