



**MYCROWN
ESTATES**

MyCrown Estates

1 Bd Princesse Charlotte
98000 Monaco

Phone : +377 99 99 76 80
info@mycrownestates.mc
www.mycrownestates.mc



Exclusive Seaside Apartments & Villas in Monaco's New Luxury Residence Bay House

For sale

Price on request

Product type
Apartment

Building
Bay House

District
Larvotto

View
Sea & City & Mountain

Exposure
South, East, West, North

Ref.
BayHouse

Bay House is a part of the prestigious Testimonio II development, a visionary waterfront project inspired by the fluidity of the sea. Its striking wave-like architecture harmonizes with Monaco's coastline, redefining modern luxury. Testimonio II features two elegant residential towers, a state-of-the-art nursery, and a new home for Monaco's International School. Spanning over 500m², Bay House redefines luxury living in Monaco with an exclusive collection of 56 exquisite apartments and five private villas. Contact us for availabilities!

Each Bay House residence, spanning three to six bedrooms, is meticulously designed for refined living and elegant entertaining. Expansive interiors are framed by floor-to-ceiling windows and south-facing wraparound balconies, offering breathtaking panoramic views of the Mediterranean. The five exclusive villas elevate this experience with private rooftop terraces and pools, creating serene retreats with uninterrupted vistas over the Principality and the sea.

A world-class spa provides an indulgent sanctuary, featuring massage rooms, a steam room, a sauna, a hair



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and beauty salon, and tranquil relaxation areas, all complemented by separate male and female changing facilities. A state-of-the-art fitness center, equipped with the latest Technogym equipment, caters to wellness enthusiasts.

Seamless smart home automation enhances every residence, allowing intuitive control of lighting, shades, climate settings, and videophone systems. A suite of concierge services—including a daily shuttle, housekeeping, dry-cleaning, and valet service—ensures effortless luxury at every turn.

Residents enjoy direct access to secure private parking, seamlessly integrated across three road levels—Boulevard d'Italie, Boulevard du Larvotto, and Avenue Princesse-Grace. Most homes also feature private, direct entry to their own parking bay, discreetly positioned at the rear of each residence for the utmost convenience.

Natural light is a defining element of Bay House, with floor-to-ceiling windows and open-air atriums on every level, creating bright, airy spaces that enhance the sense of openness and tranquility.

Every detail is a testament to uncompromising quality, with bespoke furnishings and premium materials meticulously crafted and installed to the highest standards of artistry and precision.







