



Exclusive sale: brand-new 4-room mixed-use property, Villa Ninetta

For sale

Sole agent

6 800 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms
<i>Building</i> Villa Ninetta	<i>District</i> Moneghetti
<i>Living area</i> 176 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 2	<i>Floor</i> 1
<i>Condition</i> New	<i>Mixed use</i> Yes
<i>View</i> City	<i>Exposure</i> East
<i>Ref.</i> 87178692	

REDUCED NOTARY FEES - MIXED-USE
Designed with high-quality materials and luxurious fixtures and fittings, this property offers elegant, functional living.

Discover this exclusive, magnificent new mixed-use flat with reduced fees, offering 176.30 m² of floor space, situated in the new Belle Époque-style "Villa Ninetta" development, featuring contemporary amenities.

Designed with high-quality materials and luxurious fittings, this property offers an elegant and functional living environment.



This property, currently a three-room flat, features a spacious living area that can be divided into two, allowing for the creation of an additional bedroom whilst retaining a comfortable living room.

In this layout, it would comprise an entrance hall leading to the fitted corner kitchen with an island, which opens onto the living room featuring high-end finishes. Two different types of marble feature on the floor, and there is a backlit cornice on the ceiling with stucco wall decoration.

The hallway leads to the master bedroom, with hardwood flooring and a moulded headboard, which has its own fitted walk-in wardrobe and en-suite bathroom comprising a bath, double washbasins and a toilet.

Two further bedrooms complete the flat, one of which features a fitted corner walk-in wardrobe. The property also has a second bathroom.

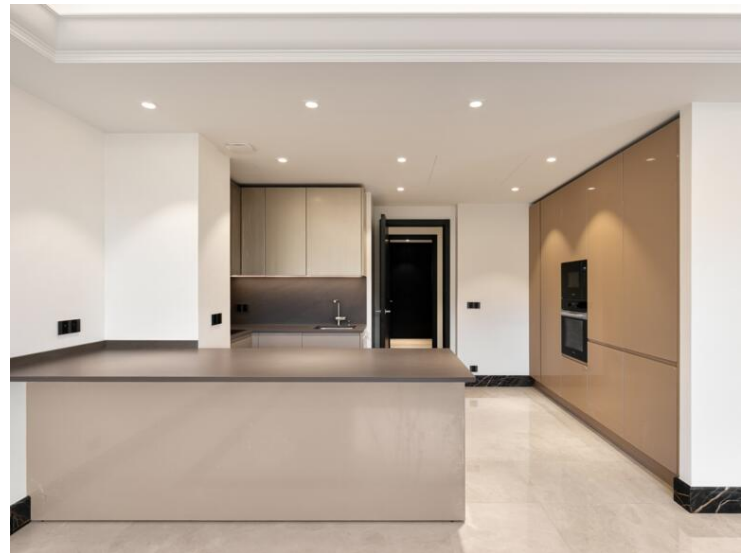
The guest toilet, situated in the entrance hall, features a washbasin and a bespoke mirror.

With this flat, it is possible to purchase one or two parking spaces located in the basement of the residence and accessible via car lifts.

A dedicated concierge service ensures residents' safety and comfort with high-quality services.

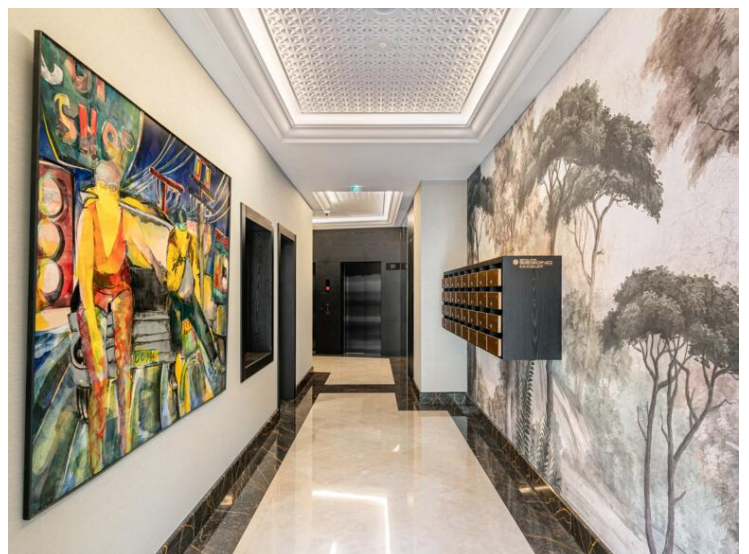
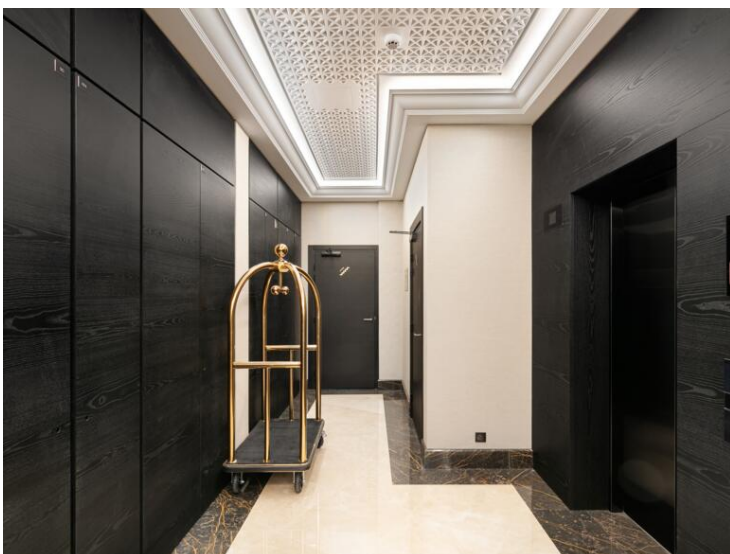
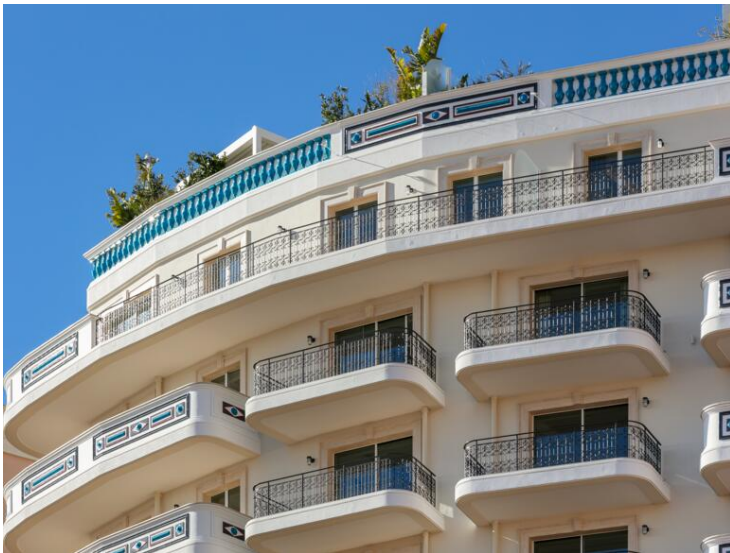
This property is a first home and enjoys a rare, sought-after, peaceful location.

Please contact us to arrange a private viewing; we would be delighted to show you around this brand-new property, ideal as a primary residence, in a peaceful neighbourhood of the Principality.



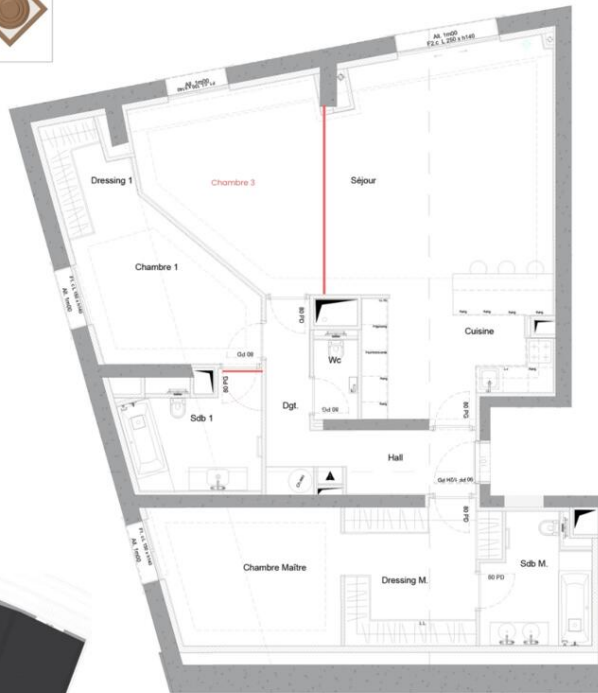








3P	101
Intérieur	
Séjour	73.20 m ²
ChM/dress.	37.80 m ²
Sdb M	13.10 m ²
Ch.1	22.25 m ²
Sdb 1	12.45 m ²
Wc	2.70 m ²
Autres	14.80 m ²
176.30 m ²	



Plans, images, textes et surfaces non contractuels.

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