



## NEW - VILLA ARIANE - APARTMENT WITH PRIVATE ELEVATOR

Rental

18 000 € / month

|                                                |                                                   |
|------------------------------------------------|---------------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>        | <i>Num rooms</i><br><b>3 rooms</b>                |
| <i>Building</i><br><b>Villa Ariane</b>         | <i>District</i><br><b>La Rousse - Saint Roman</b> |
| <i>Living area</i><br><b>142 m<sup>2</sup></b> | <i>Terrace area</i><br><b>32 m<sup>2</sup></b>    |
| <i>Total area</i><br><b>174 m<sup>2</sup></b>  | <i>Bedrooms</i><br><b>2</b>                       |
| <i>Bathrooms</i><br><b>2</b>                   | <i>Condition</i><br><b>New</b>                    |
| <i>View</i><br><b>Overview of the sea</b>      | <i>Exposure</i><br><b>East</b>                    |
| <i>Release date</i><br><b>08/2026</b>          | <i>Ref.</i><br><b>L1720</b>                       |

In the brand new Villa Ariane residence located on Boulevard d'Italie. Discover this new and never inhabited 2-bedroom apartment with its private elevator offering a view of the sea and Cap-Martin, in a residential environment close to the beaches of Larvotto.

Discover this beautiful apartment, never before inhabited, located in a new luxury program with concierge delivered in May 2026. The Villa Ariane residence is located at the beginning of the Boulevard d'Italie, one of the most popular streets in the Principality, a stone's throw from the Place des Moulins.

A new building designed in a Belle Époque style, Villa Ariane takes up the architectural codes of the boulevard while offering resolutely contemporary services. This heritage writing is part of the harmonious evolution of



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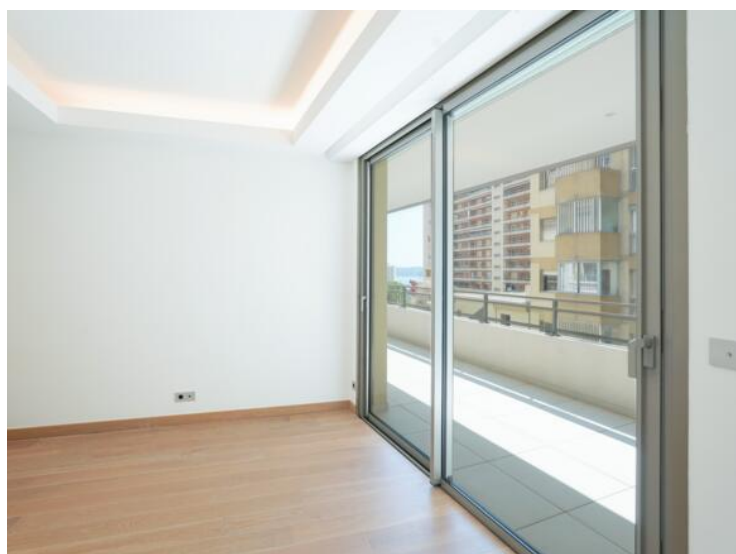
Monaco, where each residence combines quality of life, heritage investment and international prestige.

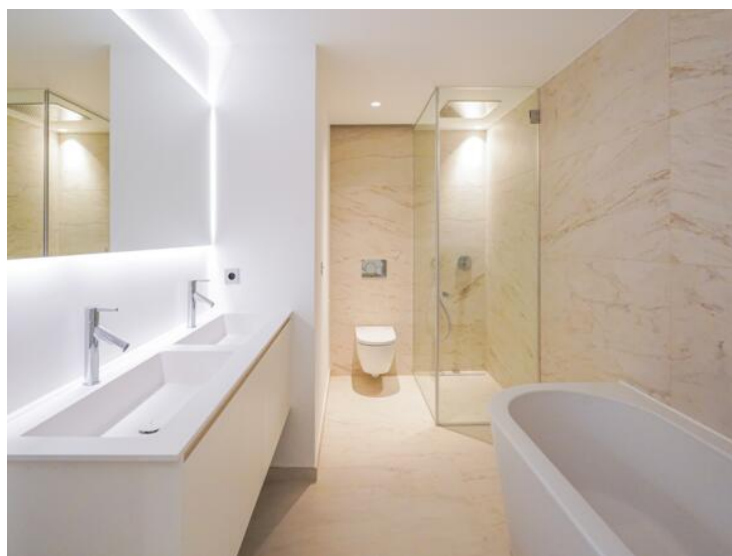
This 3-room apartment consists of an entrance, a living room opening onto a large terrace, an open kitchen with pantry, two bedrooms with en-suite bathrooms, one of which has a dressing room and a guest toilet. A private elevator serves the apartment.

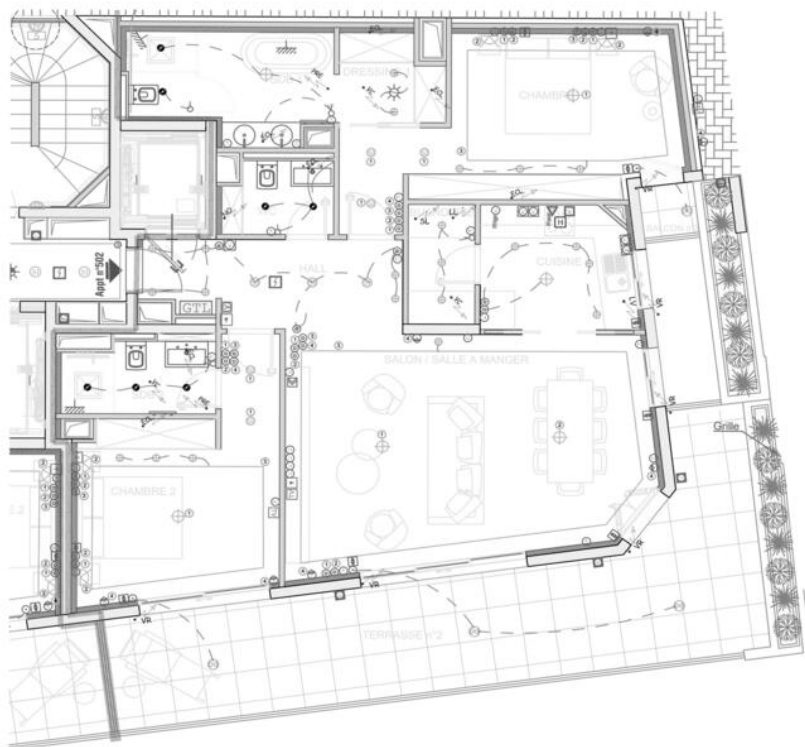
Designed with sustainable materials and bioclimatic architecture, the apartment also offers the possibility of being grouped with another property located on the same floor.

Located in the east of Monaco, the Boulevard d'Italie benefits from a residential environment while offering quick access to the seaside, the Larvotto beaches and the center of Monte Carlo. A supermarket and a bakery are less than a stone's throw from the entrance of the building, transport in the immediate vicinity.











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