



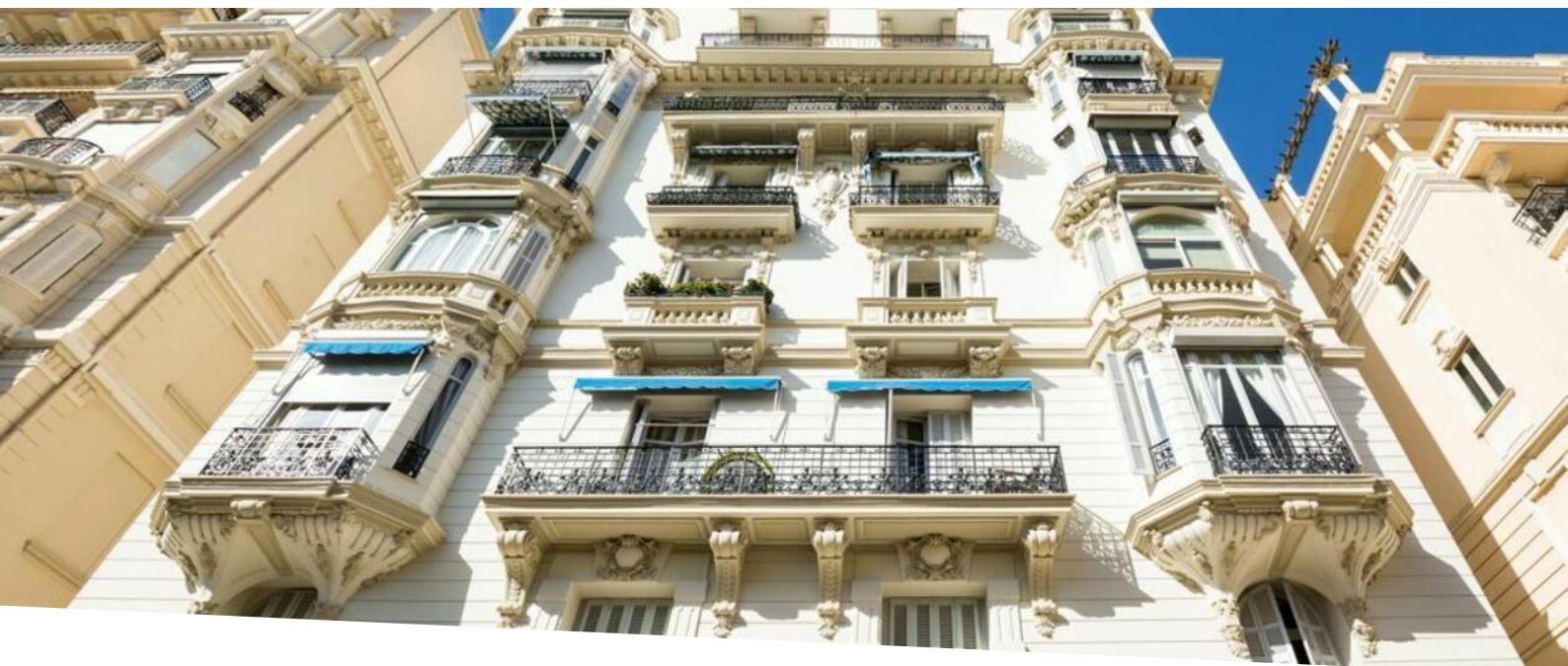
# WOLF & RAVEN

MONACO REAL ESTATE

**Wolf&Raven**

17 Av. Albert II  
98000 Monaco

Phone : +377607934810  
info@wolfandraven.mc  
www.wolfandraven.mc



## Exclusive Penthouse/Rooftop

For sale

16 700 000 €

|                                                |                                                 |                                               |                                      |
|------------------------------------------------|-------------------------------------------------|-----------------------------------------------|--------------------------------------|
| <i>Product type</i><br><b>Apartment</b>        | <i>Num rooms</i><br><b>4 rooms</b>              | <i>Building</i><br><b>Villa San Carlo</b>     | <i>District</i><br><b>Carré d'Or</b> |
| <i>Living area</i><br><b>150 m<sup>2</sup></b> | <i>Terrace area</i><br><b>150 m<sup>2</sup></b> | <i>Total area</i><br><b>300 m<sup>2</sup></b> | <i>Bathrooms</i><br><b>3</b>         |
| <i>Parking</i><br><b>1</b>                     | <i>Ref.</i><br><b>WLH8</b>                      |                                               |                                      |

Very rare, charming penthouse in a beautiful bourgeois building, completely redone by a renowned decorator, luxurious services.

Composition:

- an entrance with cupboard
- a double living / dining room opening onto 2 balconies
- a master bedroom with fitted wardrobes and bathroom
- a 2nd bedroom with bathroom, both opening onto a terrace at the back
- a dressing room
- a laundry room
- an office



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Ref. : WLH8

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

- an independent kitchen equipped
- access by stairs to the roof terrace furnished with an outdoor lounge and a summer kitchen
- a pergola with a fountain

Panoramic.

A cellar and 1 parking in a neighboring building.

Authorization to close 50 m<sup>2</sup> in habitable on the roof terrace.

The building has two entrances, one on Avenue de Grande-Bretagne and one on Boulevard des Moulins.



