



## Duplex apartment

For sale

Sole agent

7 500 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>Building</i> <b>Parc Saint Roman</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>95 m<sup>2</sup></b>	<i>Terrace area</i> <b>154 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>	<i>Bathrooms</i> <b>2</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>	<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>Parc St roman duplex</b>

This superb, sought-after penthouse apartment is in the well-known 'Les Terraces' tower of Parc Saint Roman, in the district of La Rousse, at the eastern end of Monaco, facing on to Bd d'Italie. In a quiet location, with incredible views over Monaco and out to sea, the apartment on the 10th and 11th floors has previously been comprehensively refurbished and updated, with a large principal bedroom suite, with en suite bathroom, and a second smaller bedroom (currently in use as an office). A separate kitchen opens on to the terrace, and an open-plan living room and dining room with floor-to-ceiling glass sliding doors open on to a wide terrace providing extended inside/outside reception space for outside seating and dining. A spiral staircase provides access to the rooftop terrace, where there are two decked areas, ideal for relaxing or entertaining, with one overlooking Monaco and the Plage du Larvotto and a second with both a view over Monaco and the mountains behind looking back into France. There is also a useful covered outdoor shower room/bathroom on the roof terrace. The luxury, private residences of Parc Saint Roman benefit from a 24hr concierge plus a large outdoor swimming pool surrounded by Palm Trees, a sauna, solarium and gym.









