



## PATIO PALACE - 3-BEDROOM FLAT - SEA VIEW

For sale

11 000 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>Building</i> <b>Patio Palace</b>	<i>District</i> <b>Jardin Exotique</b>
<i>Living area</i> <b>221 m<sup>2</sup></b>	<i>Terrace area</i> <b>73 m<sup>2</sup></b>
<i>Total area</i> <b>294 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Cellars</i> <b>2</b>
<i>Floor</i> <b>12</b>	<i>Condition</i> <b>Very good condition</b>
<i>Release date</i> <b>01/11/2023</b>	<i>Ref.</i> <b>V1498</b>

Large flat on a high floor in a standing residence with swimming pool. Currently under refurbishment work.

Located in the Jardin Exotique district, in a high-quality residence, the "Patio Palace", with concierge and private swimming pool for residents. Close to all amenities (local shops, park, schools). This south-facing master flat benefits from plenty of natural light. Its position on a high floor offers panoramic views of the sea and the Principality.

The flat has two independent entrances, one main and one service. It comprises a spacious entrance hall, a large living room, a dining room and a spacious separate kitchen accessible via the service entrance. Two master bedrooms with dressing rooms and en suite bathrooms, a bedroom with en suite bathroom, a guest



toilet and a hallway. All rooms have access to the terrace.

Two cellars in the residence completes this property. 4 parking spaces in addition to the price of €370,000 each.

Currently rented. Possibility of buying the adjoining flat to create a single 500 sqm property. The flat is under renovation work.





