



## EXOTIC GARDEN - APARTMENTS TO REUNITE SEA VIEW

For sale

19 700 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>6</b>
<i>Building</i> <b>Patio Palace</b>	<i>District</i> <b>Jardin Exotique</b>
<i>Living area</i> <b>375,67 m<sup>2</sup></b>	<i>Terrace area</i> <b>126,10 m<sup>2</sup></b>
<i>Total area</i> <b>501,77 m<sup>2</sup></b>	<i>Cellars</i> <b>3</b>
<i>Floor</i> <b>12</b>	<i>Mixed use</i> <b>Yes</b>
<i>Ref.</i> <b>V1169</b>	

Located in the Jardin Exotique district, two apartments (one of 3/4 rooms and one of 5 rooms) to be combined or with possibility to acquire them separately.

Located in the JARDIN EXOTIQUE district, in the luxury residence "LE PATIO PALACE" with swimming pool and 24-hour concierge, lot of two apartments (one of which is currently rented) with pleasant views of the sea and the Palace.

- A 3/4 room apartment (2 bedrooms), with a total surface area of approximately 209m<sup>2</sup> including 54m<sup>2</sup> of loggias sold with a cellar offered at the price of 7.900.000€ with the possibility of acquiring 3 additional parking spaces (370.000€ per unit)
  - Currently rented until 31/07/2024 at €10,800/month + charges, it consists of:
    - Entrance hall
    - Double living room dining room



- Independent kitchen
  - Two Bedrooms
  - Two bathrooms
  - Dressing
  - Guest toilet
  - loggia
- A 4/5 room apartment (3 bedrooms), with a total surface area of approximately 294m2 including 73m2 of loggias sold with 2 cellars offered at the price of 11.900.000€ and the possibility of acquiring 4 parking spaces in addition (370.000€ per unit) it consists of:
    - Entrance hall and service entrance
    - Triple living/dining room
    - Independent kitchen
    - Three bedrooms with en-suite bathrooms and walk-in closet
    - WV Guests
    - Loggias











