



## Exceptional 2-bedroom flat with South-facing terrace

For sale

Co-exclusive

9 700 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Villa Ariane</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>140 m<sup>2</sup></b>	<i>Terrace area</i> <b>40 m<sup>2</sup></b>
<i>Total area</i> <b>181 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Floor</i> <b>4</b>
<i>Condition</i> <b>New</b>	<i>Ref.</i> <b>VillaAriane2bed</b>

Sophisticated 181m2 residence on the 4th floor in brand new building in La Rousse-St Roman, presenting city views.

This newly built apartment features a 140m2 interior with two bedrooms, WC, kitchen with adjoining utility/laundry room, and an open-plan living/dining area.

Both bedrooms have en-suite bathrooms, and the primary suite boasts a dressing room and small balcony. From the open living space, doors to the expansive 40m2 South-facing terrace provide access to a private outdoor space overlooking the vibrant Boulevard Larvotto.

Amenities are within easy reach and an evening trip to the restaurants and bars on Larvotto beach is just a short walk away.

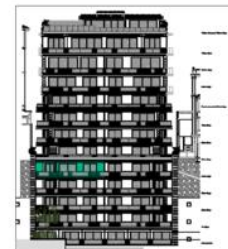
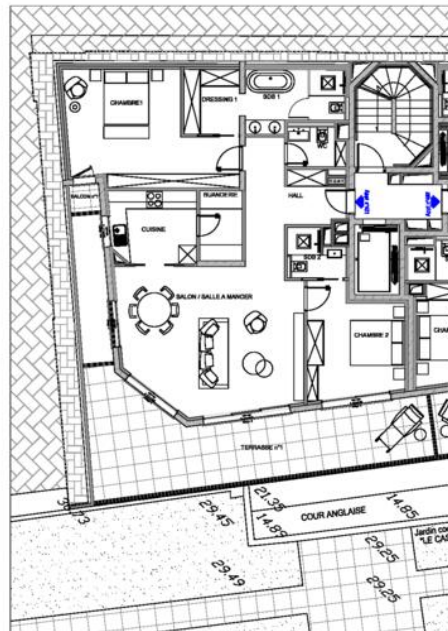


Scheduled for completion by the end of 2025, the whole project will exude modern luxury with premium materials. Villa Ariane will be complemented by a conciergerie in the stunningly designed entrance to your new Monaco home.

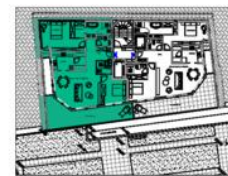


**OPERATION "VILLA ARIANE"**  
 16, Boulevard d'Italie  
 LOT N°14

**APPARTEMENT N°401**  
 3 pièces de 180.99 m<sup>2</sup>  
 Surface intérieure : 139.91 m<sup>2</sup>  
 Balcon / Terrasse : 41.08 m<sup>2</sup>  
 Etage : R+4



PLAN DE SITUATION



PLAN DE REPERAGE



Nota : Le descriptif, les plans et les surfaces ne sont données qu'à titre indicatif et leur exactitude n'est pas garantie



