



## Large studio on a high floor at the Mirabeau

For sale

Sole agent

5 000 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>Studio</b>
<i>Building</i> <b>Le Mirabeau</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>49 m<sup>2</sup></b>	<i>Terrace area</i> <b>10 m<sup>2</sup></b>
<i>Total area</i> <b>59 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Floor</i> <b>13</b>	<i>Condition</i> <b>Very good condition</b>
<i>Ref.</i> <b>CLR-MIR04</b>	

In a prestigious residence in the Carré d'Or, a stone's throw from the Larvotto and facing Mareterra, a pleasant studio on a high floor is the perfect pied-à-terre in the Principality.

Situated in the prestigious Mirabeau residence, this charming studio on the 13th floor offers a rare opportunity to enjoy a luxurious lifestyle in one of Monaco's most exclusive settings. Renowned for its impeccable amenities, the Mirabeau combines elegance and practicality with features such as a stunning swimming pool, a state-of-the-art fitness center, a fine dining restaurant, and a 24/7 concierge service dedicated to meeting residents' every need.

The apartment itself is thoughtfully designed to maximize both comfort and functionality. It begins with an entrance hall equipped with a dressing area, providing ample storage space. The kitchen is well-appointed, offering all the essentials for modern living, while the bright and spacious living room flows seamlessly onto a private terrace. From this elevated vantage point, the terrace provides breathtaking views of the sea and the



vibrant Mareterra district, offering a picturesque and tranquil backdrop that perfectly complements the luxurious surroundings.

Adding to its appeal, the property includes a dedicated parking space, a highly sought-after feature in Monaco, ensuring convenience and ease of access. Currently rented until December 31, 2026, this apartment represents an excellent investment opportunity with immediate rental income. Alternatively, it offers future potential as a refined pied-à-terre or a primary residence for those who value luxury, comfort, and panoramic views in the heart of the Principality.

Whether as an investment or a future home, this studio in the Mirabeau combines the finest in residential living with an unbeatable location, making it a truly exceptional property.



