



## 45G - 3-BEDROOM FLAT - HIGH FLOOR - SEA VIEW

For sale

Price on request

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Le 45G</b>	<i>District</i> <b>Condamine</b>
<i>Living area</i> <b>139 m<sup>2</sup></b>	<i>Terrace area</i> <b>11 m<sup>2</sup></b>
<i>Total area</i> <b>150 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>Luxurious services</b>
<i>Furnished</i> <b>Yes</b>	<i>Release date</i> <b>Shortly</b>
<i>Ref.</i> <b>V1549</b>	

Master apartment located in a luxurious residence delivered in 2022 and a stone's throw from the port of Monaco.

Located in the heart of the historic and central Condamine district, just a stone's throw from Monaco's main port and the Monte-Carlo district. Le 45G is a luxury residence with a 24/7 concierge service.

This magnificent 3-bedroom apartment is in perfect condition and offers top-of-the-range features. Its position on a high floor gives it a beautiful view over the city, the sea and the Prince's Palace. Its corner aspect and large floor-to-ceiling windows bathe the rooms in natural light throughout the day. It comprises an entrance



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hall, a corridor and a spacious living room with open-plan kitchen and central island. The living room opens onto a beautiful south-east-facing terrace facing the sea. 1 master bedroom, on the terrace side with sea view, with full bathroom and large wardrobe. 2 bedrooms with shower room and storage on the west side with views of the Rocher. Guest toilet.

Parking and a cellar in the building complete this property.

Within walking distance of many amenities (shops, banks, schools, parks, transport, etc.). The Condamine district is centrally located in the Principality, with quick access to the Moneghetti, Fontvieille and Monte Carlo districts. In full expansion, this dynamic district is at the heart of numerous events, including the Formula 1 Grand Prix, the Yacht Show, etc. The "45G", on the other hand, benefits from this proximity without being disturbed by events.









