



## FRONTIERE MONACO / COUNTRY PARK / LARGE 2 ROOMS

Furnished rental

6 500 € / month

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>70 m<sup>2</sup></b>	<i>Terrace area</i> <b>30 m<sup>2</sup></b>
<i>Land area</i> <b>100 m<sup>2</sup></b>	<i>Total area</i> <b>200 m<sup>2</sup></b>
<i>Bedroom</i> <b>1</b>	<i>Bathroom</i> <b>1</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Furnished</i> <b>Yes</b>	<i>Ref.</i> <b>LMFR-2024-21</b>

The Country Club is a beautiful residence with swimming pool, right next to the tennis courts of Monaco and border in Monaco.

Beautiful apartment with private garden and breathtaking sea view, located only five minutes from Monaco. The apartment has a living room, a bedroom with its own en-suite bathroom, a fully equipped open-plan kitchen offering a pleasant space. This apartment offers a parking space and a cellar adjoining the apartment. A terrace and garden offer elegance with views of the Mediterranean Sea

8,500 euros per month for a 6-month lease.

6,500 euros per year





The rent includes the costs of the syndic + charges (electricity, water and internet/TV), estimated at 2000 euros per month.

The residence is not only a place to stay; it is a gateway to the heart of Monte Carlo's most exciting events. It is fully furnished. Just bring your personal items and start living and enjoying the Monaco/French Riviera lifestyle.

Experience the thrills of the Monte Carlo Masters Tennis match (6 - 14 April 2024). This exquisite property enjoys a unique location next to the Monte Carlo Country Club, the acclaimed venue for the Monte Carlo Masters. Our townhouse complex shares its perimeter with the Country Club, giving you the luxury of a leisurely stroll to the tennis matches, avoiding the usual traffic and parking hassles of this busy period.

For fans of the Grand Prix (May 22 to 27, 2024), our location is a dream come true. The pit stop is just outside on the street, putting you in the heart of the action. Enjoy the thrill of racing from our spacious terrace, where you can watch the cars go by and even mingle with the drivers and their teams.

Our modern residence is part of a high-end private residence, offering top-notch security and privacy with controlled access and diligent guards. The condo offers stunning panoramic views of Monaco Bay and the city, visible from all parts of the condo, including the terrace, garden, bedroom, living room, and kitchen. Abundant natural light floods in through large patio doors, enhancing the stunning sea views. You're also just a five-minute walk from Monaco's charming beaches and right in front of the famous Monte Carlo Beach Hotel.

The apartment is spread over 100 m<sup>2</sup>, with 70 m<sup>2</sup> of living space including a bedroom, an en-suite bathroom, an additional toilet, a kitchen and a living room, as well as a 30 m<sup>2</sup> terrace. .

Each patio door is equipped with electric storm shutters for easy control of shade or darkness. The bedroom features a firm queen-size bed with a plush pillow-top mattress, 100% cotton sheets, and allergen-free pillows, all complemented by a sea view. The air conditioner also works as a fan, dehumidifier, and heater. Enjoy your entertainment on a 40-inch HD smart TV with various streaming services, complete with a wooden floor.

The bathroom includes a large shower with rain and hand showerheads and a spacious sink. The separate toilet has an elegant glass sink and a toilet with a hand bidet.

The fully equipped kitchen offers a range of appliances, including a professional gas stove with grill and a variety of cooking utensils. The dining table comfortably seats eight people.

Relax with our stereo sound system, connectable via Bluetooth, and a 55-inch Samsung UHD smart TV. The condo is adorned with elegant white marble flooring, adding to the luxurious feel of your stay.

Immerse yourself in the excitement of Monte-Carlo's most prestigious events in the comfort and elegance of our property.

Residents have access to the pool area with sun loungers, hot and cold showers, changing rooms and children's play area. There is free parking in the private street after the security gate as well as a closed garage.

Contact us now for a private viewing and make this dream apartment yours today!









