



## MONTE CARLO SUN 8 ROOM APARTMENT WITH SEA VIEW

For sale

Co-exclusive

16 000 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>8</b>
<i>Building</i> <b>Monte Carlo Sun</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>269,50 m<sup>2</sup></b>	<i>Terrace area</i> <b>27 m<sup>2</sup></b>
<i>Total area</i> <b>296,50 m<sup>2</sup></b>	<i>Parkings</i> <b>3</b>
<i>Cellars</i> <b>2</b>	<i>Floor</i> <b>4</b>
<i>Annual costs</i> <b>29 500 €</b>	<i>Condition</i> <b>Work required</b>
<i>Mixed use</i> <b>Yes</b>	<i>Ref.</i> <b>MONTE CARLO SUN 8P B42 C41</b>

Monte Carlo Sun is a very luxury building located on the Boulevard du Larvotto. The residence is next to the International School of Monaco, close to the beaches, Monte Carlo Beach, Monte Carlo Bay, Monte Carlo Country Club, shops and transport. Set in a spacious plot with a drop off area, a mature garden and a swimming pool, it is a complex away from the nuisances of the city centre. Parking for short-term visitors, mixed use, 7/24-hour concierge, air conditioning and an elevator to access the Boulevard d'Italy are appreciable assets.

Very nice acquisition opportunity in this part of the building in the middle of greenery. Two apartments with 5 main rooms each, joined by two openings. Possibility to separate the two apartments as originally.

The B42 has an area of 136.50 m<sup>2</sup> of living space and 13.50 m<sup>2</sup> of balcony, for a total of 150 m<sup>2</sup>. It consists of an entrance, an independent kitchen, a guest toilet, a living - dining room with a large opening between the two (in the dining room an opening has been created to the dining room of apartment C41), a balcony onto which the living - dining room opens, a corridor to the bedrooms, numerous cupboards, a master bedroom (an



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opening has been created towards the master bedroom of apartment C41) with bathroom and WC ensuite, two bedrooms, one bathroom with bath, shower and toilet.

The C41 has an area of 133 m<sup>2</sup> of living space and 13.50 m<sup>2</sup> of balcony, for a total of 146.50 m<sup>2</sup>. It consists of an entrance hall with cupboards, a living - dining room united in a large living room (in the dining room an opening has been created to the dining room of apartment B42), an independent kitchen, a balcony onto which the living - dining room and the kitchen open, a corridor to the bedrooms, numerous cupboards, a guest toilet, a master bedroom with ensuite WC bathroom, both transformed into a dressing room (an opening has been created towards the master bedroom of apartment B42), a bedroom with ensuite WC bathroom, a bedroom, a shower room.

Very bright and sunny apartments. The balconies enjoy a beautiful view of the garden, the pool, the sea and the mountain. The bedrooms are located on a quiet interior patio.



