



MONTE CARLO SUN - merger of two 5 Rooms, sea view, swimming pool and private garden

For sale

Co-exclusive

16 000 000 €

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| <i>Product type</i> Apartment | <i>Num rooms</i> 6 |
| <i>Building</i> Monte Carlo Sun | <i>District</i> La Rousse - Saint Roman |
| <i>Living area</i> 269,50 m² | <i>Terrace area</i> 27 m² |
| <i>Total area</i> 296,50 m² | <i>Bedrooms</i> +5 |
| <i>Bathrooms</i> 4 | <i>Parkings</i> 3 |
| <i>Cellars</i> 2 | <i>Floor</i> 4ème |
| <i>Condition</i> Work required | <i>Release date</i> Quickly |
| <i>Ref.</i> VWI-MCSUNB42C41004 | |

The Monte Carlo Sun is a luxury building located close to the beaches, Monte Carlo Beach, Monte Carlo Country Club and many more. It has a drop-off point, a garden with trees and a swimming pool with an outdoor solarium. The building is very quiet thanks to its location. Parking for short-term visitors, mixed use, concierge 7 days a day, 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 apartment located in building B has an area of 136,50 m² of living space and 13.50 m² of loggia, for a


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total of 151.50 m². 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 the apartment located in building C), a loggia on which the living/dining room opens, a corridor to the bedrooms, numerous cupboards, a master bedroom (an opening has been created to the master bedroom of the apartment located in building C) with bathroom and WC ensuite, two bedrooms, a bathroom with bath, shower and toilet.

The apartment located in building C has an area of 133 m² of living space and 13.50 m² of loggia, for a total of 146.50 m². It consists of an entrance hall with cupboards, a living/dining room combined into a large living room (in the dining room an opening has been created to the dining room of the apartment located in building B), an independent kitchen, a loggia on 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 large dressing room (an opening has been created towards the master bedroom of the bathroom).(apartment in building B), one bedroom with ensuite WC bathroom, one bedroom, one shower room.







