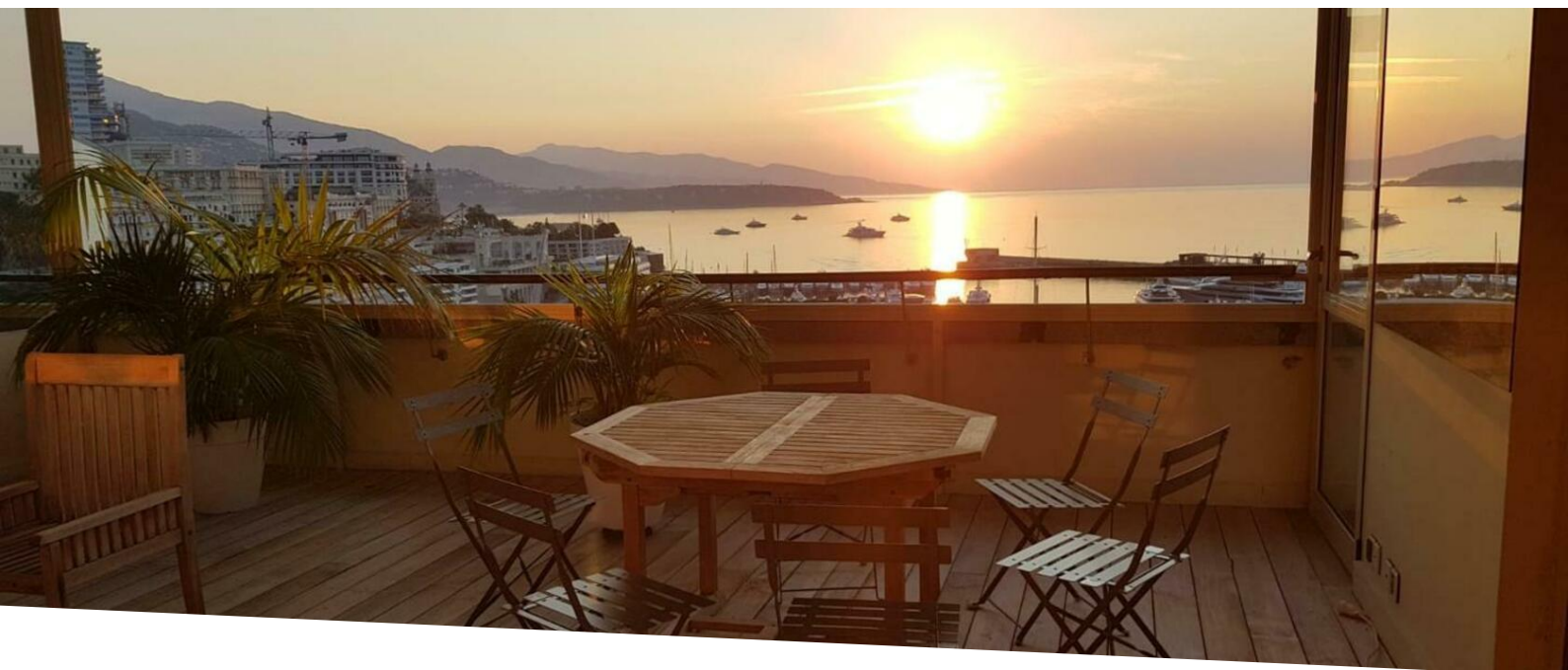




## DUPLEX, LA CONDAMINE

For sale

Price on request

|                                           |                                       |
|-------------------------------------------|---------------------------------------|
| <i>Product type</i><br><b>Apartment</b>   | <i>Num rooms</i><br><b>3 rooms</b>    |
| <i>Building</i><br><b>Palais Heracles</b> | <i>District</i><br><b>Port</b>        |
| <i>Living area</i><br><b>150 m²</b>       | <i>Terrace area</i><br><b>120 m²</b>  |
| <i>Total area</i><br><b>270 m²</b>        | <i>Bedrooms</i><br><b>2</b>           |
| <i>Bathrooms</i><br><b>2</b>              | <i>Parking</i><br><b>1</b>            |
| <i>Cellar</i><br><b>1</b>                 | <i>Condition</i><br><b>To refresh</b> |
| <i>Ref.</i><br><b>TK040502</b>            |                                       |

Located on the top 2 floors in a secure building with concierge overlooking Port Hercules and the start and finish line of the Grand Prix.

On the first level is a large and bright teak-decorated living room. On the right, sliding doors of the same wood allow access to a large office space that can be converted into a bedroom.

These two rooms open onto the same terrace with port and sea views.

The kitchen is self-contained and fully equipped and overlooks the mountains.

The spacious Master's room with en-suite bathroom has 2 exhibitions and offers views of the Prince's Palace



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Ref. : TK040502

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and also the mountains.

A beautiful teak excalier leads to the upper floor read is a sun-drenched loggia with stunning views of the Harbour and the sea.

It is surrounded by a beautiful terrace with veranda. The space and the different perspectives make it a unfathiated place for the organization of singulère receptions.

The price includes 2 good rooms and a parking space.

You can also buy a studio 60 sqm downstairs and a terrace for a swimming pool above.

