



## Exclusive - Unique contemporary private villa with private swimming-pool

For sale

Sole agent

Price on request

Product type <b>House</b>	Num rooms <b>6</b>
District <b>Condamine</b>	City <b>Monaco</b>
Country <b>Monaco</b>	Total area <b>799 m<sup>2</sup></b>
Bedrooms <b>3</b>	Bathrooms <b>4</b>
Parkings <b>4</b>	Cellars <b>4</b>
Annual costs <b>36 000 €</b>	Condition <b>Luxurious services</b>
Furnished <b>Yes</b>	Release date <b>libre</b>
Ref. <b>LVS-2179</b>	

Welcome to an exclusive villa located near the port of Monaco. This unique property covers approximately 780 m<sup>2</sup>. The villa has been completely renovated and is sold furnished. The interior has been transformed into a true masterpiece by a renowned architect.

The main living area, measuring around 300 m<sup>2</sup>, impresses with high ceilings that create a loft-like atmosphere. This floor features a breathtaking open kitchen, patio, spacious dining room and two unique sitting areas, one with a TV area and the other with a fireplace. In addition, you benefit from a fitness room that you can use in the comfort of your own home.

The second floor extends to over 100 m<sup>2</sup>. It includes a magnificent bedroom, a spacious bathroom and a separate dressing room. For optimum relaxation, this floor also gives access to a private



spa area with hammam, sauna and relaxation room. The other two bedrooms are on separate floors, each with its own dressing room, bathroom and terrace.

The villa's top floor offers a true haven of peace rare in Monaco, with lush vegetation, a private pool and a relaxation area - the perfect place for entertaining guests.

This magnificent Villa is composed as follows:

First floor: a dreamy 300 m<sup>2</sup> triple living room, a modern open kitchen, a dining room and relaxation area with fireplace, a large TV room and a fitness room.

1st floor: master bedroom with dressing room and en suite bathroom, plus access to a fully equipped spa area with sauna, hammam and relaxation room. There's also a magnificent study and a fully equipped bedroom.

2nd floor: elegant entrance with elevator.

3rd floor: spacious bedroom with private bathroom, dressing room and terrace.

4th floor: spacious bedroom with en suite bathroom, dressing room and terrace.

5th floor: outdoor pool with shower and relaxation area.

Two parking spaces are also part of the property.











