



## Exceptional duplex - Rare property - Carré d'Or - Résidence Balmoral

Rental

110 000 € / month

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>Building</i> <b>Le Balmoral</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>346 m<sup>2</sup></b>	<i>Terrace area</i> <b>49 m<sup>2</sup></b>
<i>Total area</i> <b>395 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>3</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>1/2</b>
<i>Condition</i> <b>Renovated</b>	<i>Release date</i> <b>01/03/2025</b>
<i>Ref.</i> <b>L-18</b>	

Magnificent 5-room duplex apartment, just a stone's throw from Place du Casino and Hôtel Hermitage. This property is located in a top-of-the-range residence with luxurious, refined amenities: modern renovation, 24-hour security and concierge services, free access to the Thermes Marins swimming pool and gym, and the possibility of using the Hôtel Hermitage room service at an additional cost.

Level 1: Entrance hall, spacious living room opening onto two balconies, fitted kitchen, dining room, bedroom with en-suite bathroom and dressing room, laundry room, pantry, service room, study.

Level 2: Two bedrooms with their own bathroom.



3 car parks and 1 cellar complete this property.



