



## PARC SAINT ROMAN - LA TOUR - STUNNING ONE-BEDROOM APARTMENT WITH BREATHTAKING VIEW

For sale

Sole agent

3 300 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Parc Saint Roman</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>65 m<sup>2</sup></b>	<i>Terrace area</i> <b>10 m<sup>2</sup></b>
<i>Total area</i> <b>76 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>13</b>
<i>Annual costs</i> <b>9 400 €</b>	<i>Condition</i> <b>Very good condition</b>
<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>Parc St Roman - 2p (13°)</b>

South-East exposure, panoramic sea view, luxury residence with swimming pool, sauna, gym, residential neighborhood, dynamic real estate market, easy access to Larvotto, Roquebrune-Cap-Martin, and Monte-Carlo Country Club.

Stunning one-bedroom apartment with a total area of approximately 75 sqm, located in the prestigious Parc Saint Roman complex, designed in the 1980s by architect Luigi Caccia Dominioni. This exceptional property features a 24-hour concierge service and numerous premium amenities, including a large pool surrounded by palm trees, a solarium, a snack bar, a sauna, a fitness room, a library, a children's play area, a dog space, and



even a car wash service.

Situated on the 13th floor of the “La Tour” building and facing southeast, the apartment offers a living space of 60 sqm and a 15 sqm terrace with breathtaking panoramic views of the sea and Cap Martin. The interior layout includes an entry, a bright living room with a large floor-to-ceiling sliding glass door leading to the panoramic terrace, a separate fully-equipped kitchen, one bedroom, a bathroom, and a guest toilet. The property also includes a cellar and a parking space. Available immediately. Ideal for personal use as well as a buy-to-let investment.

Thanks to its wide range of services and gourmet dining options, as well as its proximity to the Monte-Carlo Country Club, Monte Carlo, and Larvotto, the Parc Saint Roman complex is highly sought after by investors and families, offering an ideal living environment within the Principality.





