

## RARE DUPLEX WITH PRIVATE GARDEN A FEW STEPS FROM THE PRINCE'S PALACE

For sale

18 500 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>6</b>
<i>Building</i> <b>Villa Mariquita</b>	<i>District</i> <b>Monaco-Ville</b>
<i>Living area</i> <b>235 m<sup>2</sup></b>	<i>Terrace area</i> <b>50 m<sup>2</sup></b>
<i>Garden area</i> <b>5 m<sup>2</sup></b>	<i>Total area</i> <b>290 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>2</b>
<i>Floor</i> <b>Ground floor</b>	<i>Condition</i> <b>Renovated</b>
<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>PEV624</b>

Discover an exceptional duplex just a few steps from the Prince's Palace and the Saint-Martin Gardens, in the heart of Monaco. Nestled in a bourgeois building, this unique apartment combines historical charm and modernity. Its private garden offers an oasis of tranquility, ideal for relaxing moments in the open air. Renovated with quality materials, this rare property offers spacious and bright living spaces, perfectly suited to family life or elegant receptions. Exclusive access to the Saint-Martin gardens after they are closed to the public adds a touch of exclusivity to this exceptional place.

Discover this exceptional apartment, nestled in a bourgeois building very close to the Prince's Palace.

Its large surfaces, its location and its private access to the Jardins Saint Martin every evening after closing to the public make this property extremely rare on the rock.

This spacious duplex with 4 bedrooms + office, renovated with quality materials, is composed as follows:

### Ground floor:

- Large living room with dining room and equipped kitchen.
- Living room opening onto the outdoor terrace.
- Shower room with WC.
- Laundry.

### Level -1:

- Master bedroom with bathroom and dressing room.
- Guest toilet.
- Three additional bedrooms.
- An office.
- Large shower room.

As well as an interior courtyard opening onto a space of approximately 100m<sup>2</sup>, not included in the living area, converted into a gym with private access to the Jardins Saint Martin.

