



PROPERTY CONCEPT

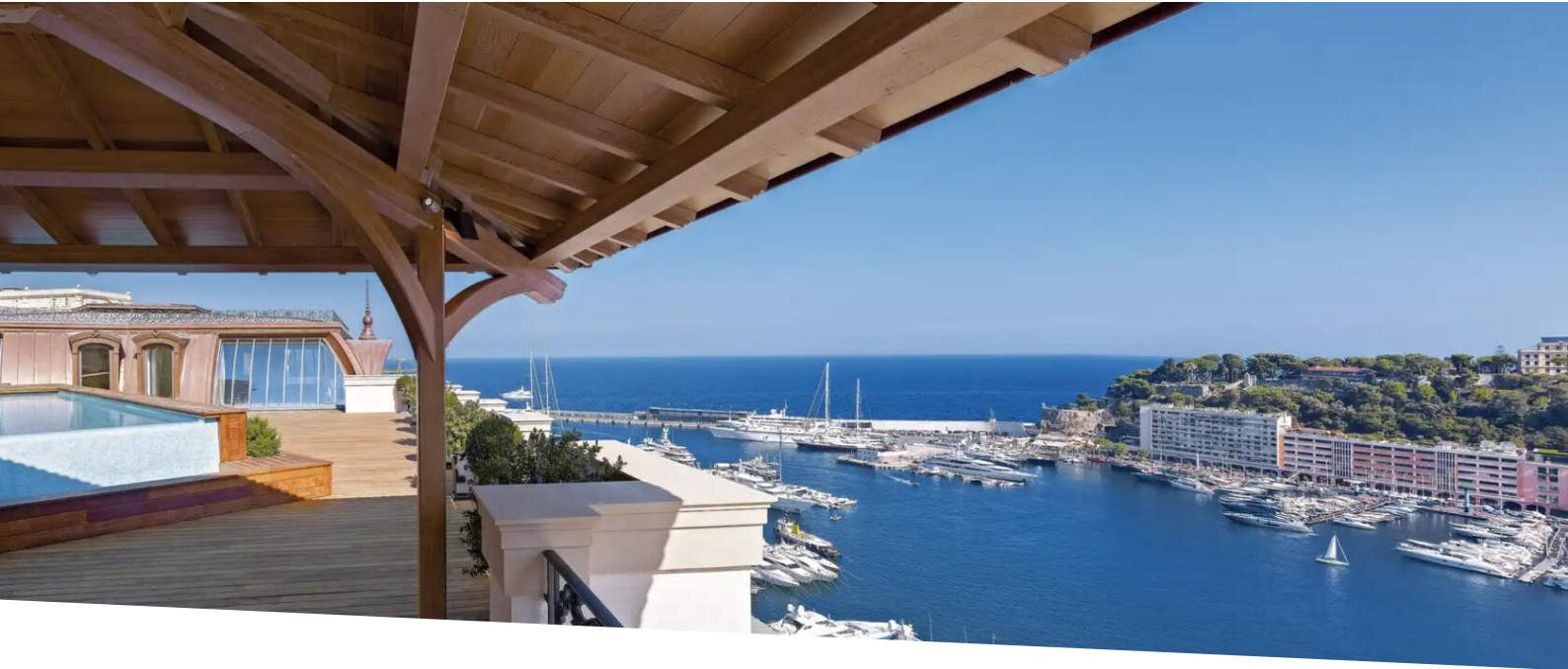
Property Concept Monaco

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MONACO / 6 ROOMS / Duplex / Sea View / Pool

Rental

110 000 € / month

<i>Product type</i> Apartment	<i>Num rooms</i> 6	<i>Building</i> Le Balmoral	<i>District</i> Carré d'Or
<i>Living area</i> 346 m²	<i>Terrace area</i> 49 m²	<i>Total area</i> 395 m²	<i>Bedrooms</i> 4
<i>Parkings</i> 3	<i>Cellar</i> 1	<i>Floor</i> 1/2	<i>Release date</i> 01/04/2025
<i>Ref.</i> AVZ26			

Rare residence of very high standing, flagship of the "Belle Epoque" style architecture.

A haven of calm and serenity, while benefiting from a central location in the Carré d'Or, in the heart of the Principality, the residence boasts a splendid view of the port and the Rock.

The flats offer exceptional volumes thanks to a double height ceiling, while the spaces are bathed in light thanks to the many bay windows and a splendid exposure.

This prestigious 3-bedroom + 1 service bedroom duplex is composed as follows:

On the first level, an entrance hall opening onto a vast double living room / reception room and its terraces, a master bedroom with bathroom and private terrace, a guest toilet, a fully equipped kitchen and a large terrace overlooking the port. There is also a service area with an independent entrance, with a corridor/cellar and a bedroom with shower room for a house employee.

On the second level, a secondary hall, a mezzanine overlooking the living room on the first level, two master



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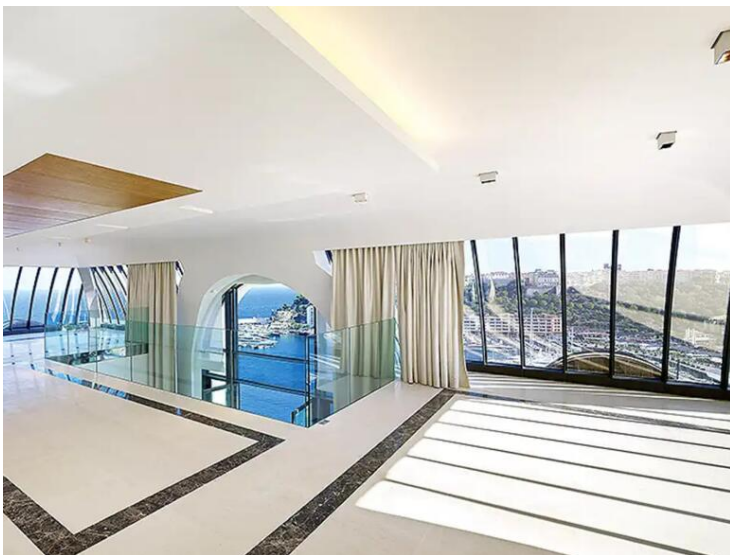
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bedrooms with bathroom, balconies and independents toilets.

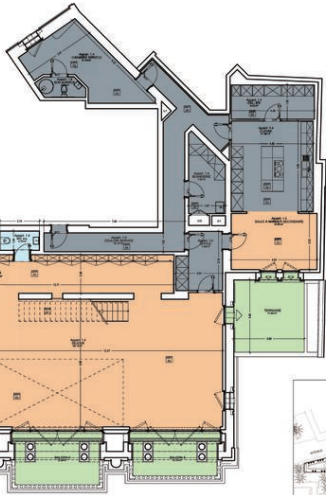
Three parking spaces and 1 cellar complete this property.

Benefits and services included: Concierge service 24/7 - Access to the swimming pool and fitness room of the Thermes Marins Monte-Carlo - Consumption of water, electricity and air conditioning.





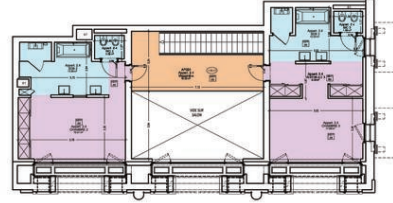
RESIDENCE HOTELIERE BALMORAL-	
SOCIETE DES BAINS DE MER PARC DU QUAI DE LA GIRONDE ENFERME	
Appartement 1 Niv 1	Ech: 1/100



SURFACES	
TOTAL NIVEAU 1	262,0
TOTAL NIVEAU 2	92,0
TOTAL GENERAL	354,0
TERRAINES	96,5



RESIDENCE HOTELIERE BALMORAL-	
SOCIETE DES BAINS DE MER PARC DU QUAI DE LA GIRONDE ENFERME	
Appartement 1 Niv 2	Ech: 1/100



SURFACES	
TOTAL NIVEAU 1	262,0
TOTAL NIVEAU 2	92,0
TOTAL GENERAL	354,0
TERRAINES	96,5

