



## LE BALMORAL - LUXURIOUS 3 BEDROOM DUPLEX APARTMENT

### Rental

### Rent on request

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 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>4</b>	<i>Parkings</i> <b>3</b>
<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>Luxurious services</b>
<i>Ref.</i> <b>LVS-1931A</b>	

Exceptional duplex apartment in the prestigious Balmoral residence, between the legendary Place du Casino and Port Hercule, with unobstructed, unobstructed views of the harbor.

This exceptional property opens onto an elegant entrance hall leading to a spacious, luminous living room, extended by a vast, light-filled, south-east-facing terrace.

The separate kitchen is fully equipped with top-quality materials. The apartment also includes three refined bedrooms, each with its own bathroom and dressing room, as well as a maid's room.

Residents benefit from utilities included (water, electricity), access to the Thermes Marins, three parking spaces and a cellar.



This spacious apartment comprises an entrance hall leading to the living room and dining room, a fully-equipped, independent kitchen, three bedrooms, each with its own bathroom and dressing room, and a maid's room.

The outdoor space is designed to accommodate a cosy lounge area, swimming pool and sauna.









