



## 3-bedroom apartment in a new residence

**Sole agent**

**44 000 € / month**

+ Service charges : 4.500 €

Rental

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>Building</i> <b>Bay House</b>	<i>District</i> <b>Larvotto</b>
<i>Living area</i> <b>238,60 m<sup>2</sup></b>	<i>Terrace area</i> <b>63,80 m<sup>2</sup></b>	<i>Total area</i> <b>302,40 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>2</b>	<i>Cellar</i> <b>1</b>	<i>Service charges</i> <b>4 500 €</b>
<i>Condition</i> <b>New</b>	<i>Ref.</i> <b>AGL-1998</b>		

### 3-bedroom apartment in a new residence

The "Bay House" is a new ultra-luxury residence ideally located near the beaches of the Principality of Monaco, in the Larvotto district. Each apartment is luxuriously decorated with the best quality materials, they have very large bay windows and sublime long balconies offering a south-facing exposure.

#### SOLE AGENT

Situated on the 1st floor of the residence, sublime 3 bedroom apartment of 302.40 sqm (238.60 sqm inside + 23.20 sqm terrace + 40.60sqm patio).

The apartment is composed of an entrance hall, a living/dining room, a fitted kitchen, a private patio, a guest toilets and 3 ensuite bedrooms with dressings and bathrooms.

Terrace in facade.



2 parking spaces and a cellar complete this exceptional property.

Available 1st Trimester 2025.

Residence Services:

Concierge: 24 hours a day, 7 days a week, offers a service like a five-star hotel.

Valet parking: with valet, shuttle service and private drop-off area.

A la carte: apartment cleaning services, dry cleaning, babysitting...

Wellness Area: the Spa offers refined services, hairdresser and beauty salon, sauna, hammam, relaxation area, massage rooms.

Fitness: fully equipped gym. Coaching and yoga studios. Sports coaches available on request.

Business Center: two private meeting rooms equipped with audiovisual.



