

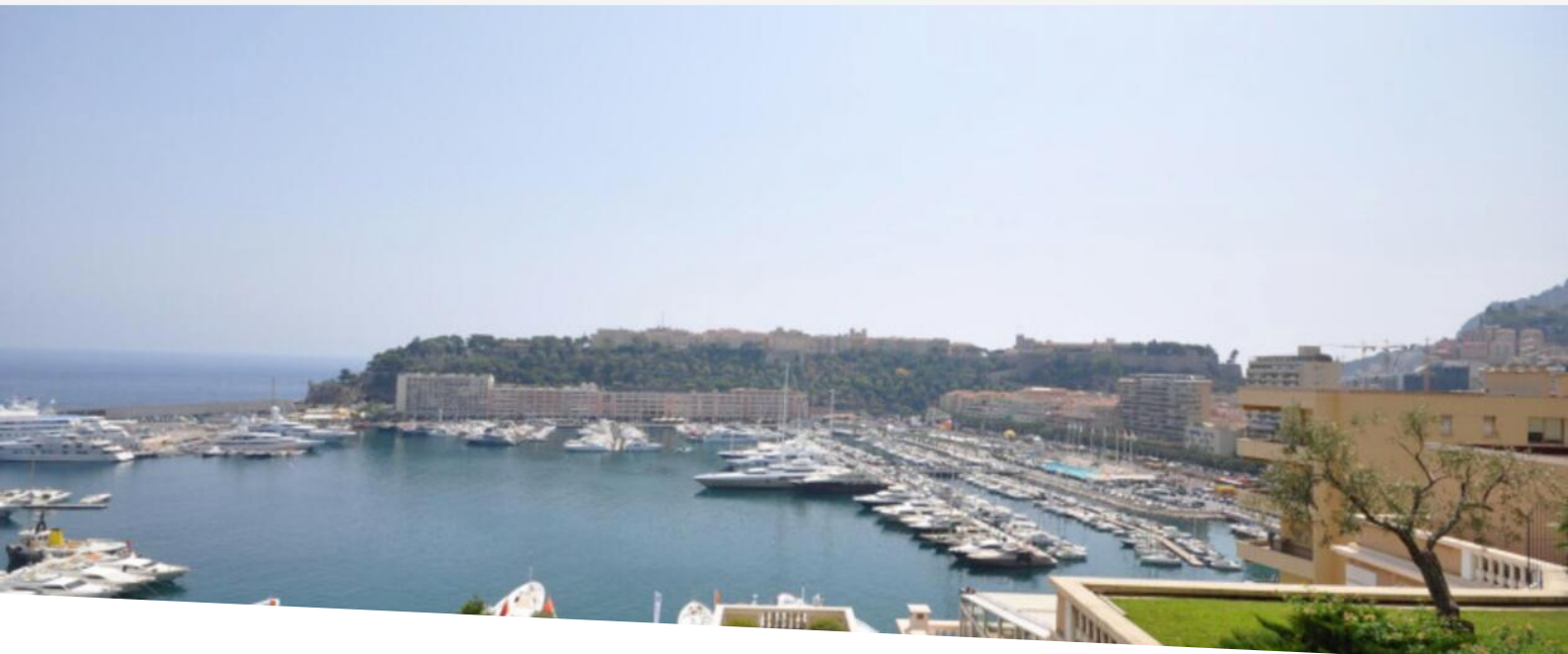


MYCROWN
ESTATES

MyCrown Estates

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Luxurious Duplex With 3 Bedrooms + 1 Service Room

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> 346,24 m²	<i>Terrace area</i> 49 m²
<i>Total area</i> 395,24 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 3	<i>Parkings</i> 3
<i>Cellar</i> 1	<i>Floor</i> 1 & 2
<i>Condition</i> Luxurious services	<i>Release date</i> 1/8/2025
<i>Ref.</i> MCE42	

Combining elegance, comfort, and exclusive amenities, this property offers a unique lifestyle in a prime location. This duplex, located in the prestigious Résidence Le Balmoral, offers unparalleled luxury, catering to those seeking a refined living experience.

Property Details:

- **Bedrooms & Bathrooms:**
 - 3 spacious bedrooms, each with its private en-suite bathroom.
 - 1 additional service bedroom.
- **Kitchen:** Fully equipped for a seamless cooking experience.



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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

- **Parking:** 3 reserved spaces in a private residents-only parking area.
- **Additional Storage:** Includes a private cellar.

Rental Details:

- **Monthly Rent:** €110,000 (all taxes included).
- **Annual Adjustment:** Indexed to BT01 with a minimum threshold of 5% per year.
- **Lease Terms:** Minimum 2 years.

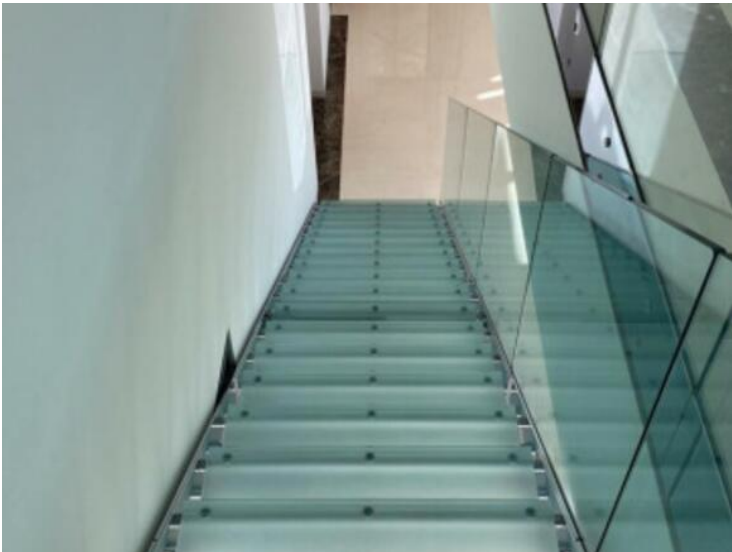
Included Services:

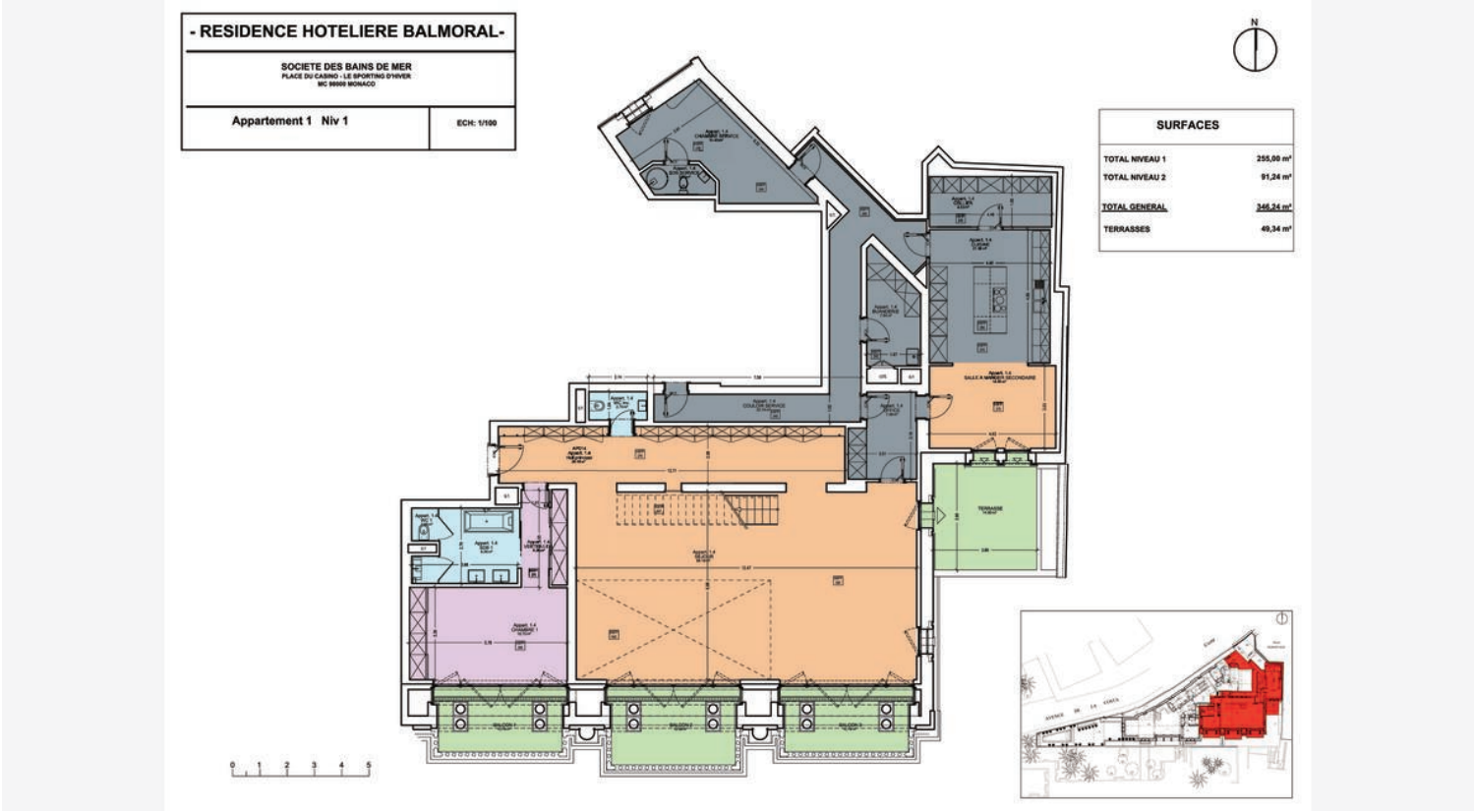
- Utilities: Water, electricity, air conditioning.
- 24/7 concierge service.
- Access to on-site amenities: Two personalized subscriptions to the pool and fitness center at Thermes Marins.

Optional extras include hotel-style room service and subscriptions to TV, internet, and phone services.









- RESIDENCE HOTELIERE BALMORAL -

SOCIETE DES BAINS DE MER
 PLACE DU CASINO - LE SPORTING D'HIVER
 MC 9909 MONACO

Appartement 1 Niv 2

ECH: 1/100



SURFACES

TOTAL NIVEAU 1	255,00 m ²
TOTAL NIVEAU 2	91,24 m ²
TOTAL GENERAL	346,24 m²

