



## The Exotic - prestigious New duplex penthouse of 703 sqm - swimming pool offering sea view

For sale

36 000 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>Building</i> <b>L'Exotique</b>	<i>District</i> <b>Jardin Exotique</b>
<i>Living area</i> <b>267 m<sup>2</sup></b>	<i>Terrace area</i> <b>396 m<sup>2</sup></b>
<i>Garden area</i> <b>40 m<sup>2</sup></b>	<i>Total area</i> <b>703 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>
<i>Parkings</i> <b>3</b>	<i>Condition</i> <b>New</b>
<i>Ref.</i> <b>Exo2</b>	

Superb quiet environment, sea view  
High-end architecture and materials of construction  
Unique property in Monaco

Luxury new development characterized by the quality of its architecture and the natural environment created.

The duplex penthouse has a unique location in this development "L'Exotic / Full South" offering panoramic views of: the sumptuous sea, the Principality and the Italian Coast.



Magnificent volumes of 703 sqm with luxurious materials of construction.

The entrance hall leads to the patio and the living room, state-of-the-art equipped independent kitchen, pantry and laundry room. Guest WC.

The living room gives access to a terrace of 90 sqm offering a sumptuous sea view.

2 ensuite bedrooms with their bathroom and dressing room. 2 others bedrooms with terrace access share a bathroom and a large dressing room.

At the rooftop level, a Patio of 20 sqm gives access to the terrace of 316 sqm with water basin and beautiful planters. The view is panoramic on the sea, the Principality and the Italian Coast.

20 minutes to Cap Ferrat, 40 minutes to Nice International Airport







