



ANNONCIADE - PENTHOUSE - PANORAMIC SEA & MONACO VIEWS

For sale

Co-exclusive

Price on request

<i>Product type</i> Apartment	<i>Num rooms</i> 5 rooms
<i>Building</i> Annonciade	<i>District</i> La Rousse - Saint Roman
<i>Living area</i> 250 m²	<i>Terrace area</i> 135 m²
<i>Total area</i> 385 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 3	<i>Cellars</i> 2
<i>Box</i> 2	<i>Condition</i> Good condition
<i>Release date</i> Now	<i>Ref.</i> V1614

Rare in the Principality of Monaco. 3-bedroom duplex flat on the top floors of a luxury residence with spectacular views of the Principality and the Mediterranean Sea.

Rare opportunity in Monaco. In the sought-after La Rousse - Saint-Roman district, this duplex penthouse with 250 sqm of living space occupies the top two floors of one of Monaco's tallest buildings. The Résidence de l'Annonciade offers 24/7 concierge service and enjoys a prime location close to numerous amenities and the Larvotto beaches.

With its triple exposure and high-floor position, this exceptional apartment boasts breathtaking panoramic



views over Monaco and the Mediterranean. It is accessible from both levels. On the first level, it features an entrance hall, a master bedroom with an en-suite bathroom and a spacious sea-facing terrace, as well as two additional bedrooms with en-suite bathrooms and WC, each opening onto a terrace overlooking the mountains and Cap Martin. A laundry room, a guest WC, and a cloakroom complete this level.

The second level, accessible by lift or stairs, consists of an entrance hall, a vast 90 sqm double living and dining area opening onto a large terrace with stunning sea views, a kitchen, a pantry, a guest WC, and a cloakroom.

Two garages and two cellars complete this exceptional property.



