



## Impressive Modern Property - 3min. away from Monaco

Price on request



### DESCRIPTIVE :

When discretion and intimacy rhyme with direct proximity to the Principality, the charm operates with this superb modern villa we propose for seasonal rental. Recently & completely renovated with high-end materials and taste, in a sophisticated design, this villa will welcome you to make your holidays a unique experience.

Nestled in green and calm area and enjoying a beautiful sea view, the properties is located on the heights of Monaco, protected and isolated from nearby Urban Life yet being able to access the bustle of the Principality within few minutes.

The villa is composed, on 4 floors with elevator, of:

Ground floor: Garage for 8 cars + 2 outdoor parking spaces

R+1: 2 double bedrooms (hotel room type apartment) with shower rooms and kitchenettes. An office that can be used as the third double bedroom with en-suite shower room. A cinema room/games room. Maid room (laundry). Yoga/gym room with shower and separate WC. Wine cellar.

R+2: Large living/dining room and American kitchen, all completely opened onto a huge terrace, the garden and the swimming pool. Automatic removable bar, TV corner and outdoor kitchen will allow you to spend beautiful days and evenings.

R+3: Master bedroom with dressing room and en-suite bathroom. A double bedroom with en-suite shower room. Guest toilets.

Tailor-made services that prioritize each guest's individual needs and preferences are available: special culinary experiences, personalized excursion recommendations... for an unforgettable stay.

### REF: LF364

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.

### DETAILS



\*460 m<sup>2</sup>



300 m<sup>2</sup>



Excellent condition



7



Facing south east



Sea view

\*marketable surface area



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