

## PATIO PALACE - 3-BEDROOM FLAT - SEA VIEW

For sale Monaco

11 800 000 €

*"Large flat on a high floor in a standing residence with swimming pool. Currently under refurbishment work."*

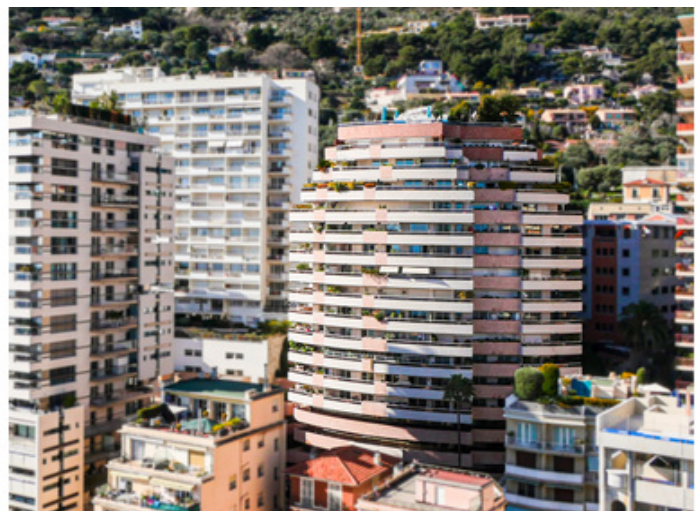
Product type	Apartment	Num rooms	5
Total area	294 m <sup>2</sup>	Num bedrooms	3
Living area	221 m <sup>2</sup>	Num cellars	2
Terrace area	73 m <sup>2</sup>	Building	Patio Palace
View	Panoramic sea view and Monaco	District	Jardin Exotique
Exposure	South-East	Condition	Very good condition
Floor	12	Release date	01/11/2023

Located in the Jardin Exotique district, in a high-quality residence, the "Patio Palace", with concierge and private swimming pool for residents. Close to all amenities (local shops, park, schools). This south-facing master flat benefits from plenty of natural light. Its position on a high floor offers panoramic views of the sea and the Principality.

The flat has two independent entrances, one main and one service. It comprises a spacious entrance hall, a large living room, a dining room and a spacious separate kitchen accessible via the service entrance. Two master bedrooms with dressing rooms and en suite bathrooms, a bedroom with en suite bathroom, a guest toilet and a hallway. All rooms have access to the terrace.

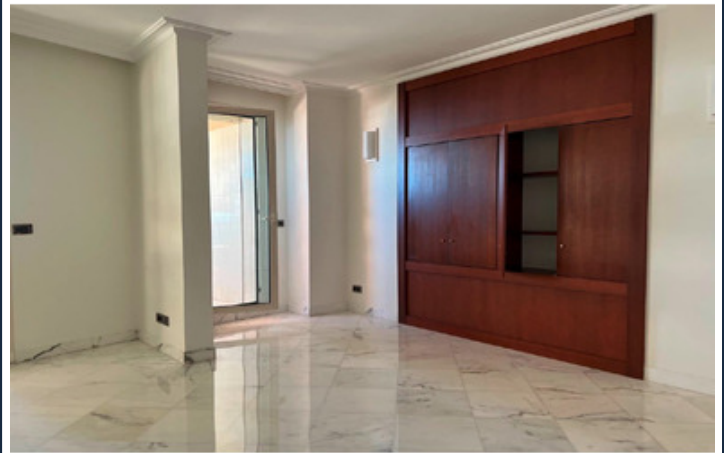
Two cellars in the residence completes this property. 4 parking spaces in addition to the price of €370,000 each.

Currently rented. Possibility of buying the adjoining flat to create a single 500 sqm property. The flat is under renovation work.



Ref. : V1498

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