

# CHÂTEAU D'AZUR - 2-BEDROOM FLAT ROOFTOP DUPLEX

For sale Monaco

**Sole agent**

4 300 000 €

*"Duplex flat in a luxury residence. This dual-usage property is currently let."*

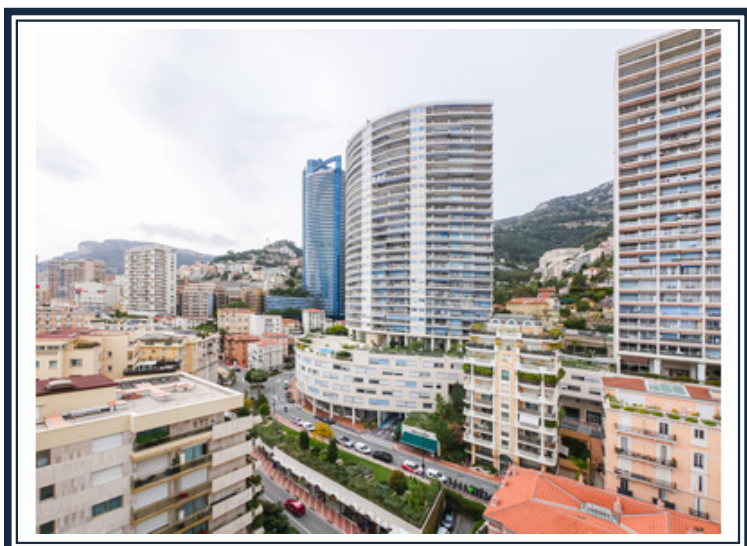
Product type	Apartment	Num rooms	3
Total area	138 m <sup>2</sup>	Num bedrooms	2
Living area	51 m <sup>2</sup>	Num parking	1
Terrace area	87 m <sup>2</sup>	Building	Château d'Azur
View	Open view	District	La Rousse - Saint Roman
Exposure	North-West	Condition	Very good condition
Release date	01/10/2024	Usage mixte	Yes

Located in the La Rousse district, in a standing and secure residence with 24-hour concierge service. The building has two independent entrances, providing quick access to the Larvotto beaches and all amenities from Boulevard d'Italie.

This duplex flat with roof terrace is in perfect condition and renovated in 2020. It comprises an entrance hall, a living room with a fully-equipped open-plan kitchen, 2 bedrooms, a shower room and a dressing room. The living room and one of the bedrooms open onto a terrace with open views over the town. An outside staircase gives access to the 49 sqm roof terrace with storage space.

A parking space in the residence not included in the price is available for purchase at €350,000.

A parking space in the residence is available at an additional cost.



Ref. : V1521

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