



**For sale Monaco - Moneghetti**  
**EXOTIC GARDEN - 2-BEDS ROOFTOP DUPLEX - SEA VIEW**

**8.450.000 €**

<b>3</b>	<b>2</b>	<b>1</b>	<b>250 sqm</b>	<b>2</b>
Rooms	Bedrooms	Bathroom	Total area	Parkings

Duplex flat with roof terrace overlooking the Principality of Monaco. Private swimming pool with outdoor kitchen.

7 Avenue des Papalins  
« Immeuble Michelangelo »  
98000 Monaco

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Tél : +377 92 16 16 32  
monaco@barnes-international.com  
www.valeri-agency.com



## Caractéristiques du bien

Product type :	Apartment	Num rooms :	3 rooms
Building :	Villa les Pins	District :	Moneghetti
Living area :	93 m <sup>2</sup>	Terrace area :	157 m <sup>2</sup>
Total area :	250 m <sup>2</sup>	Bedrooms :	2
Bathroom :	1	Parkings :	2
Cellar :	1	Floor :	12
Annual costs :	6 000 €	Condition :	Very good condition
Release date :	To be determined	Ref. :	V1623

## Descriptions

On the heights of the Principality in the Jardin Exotique residential area, the 'Villa Les Pins' residence is a recent building. Close to numerous local shops (supermarket, pharmacy, etc.) and schools.

The flat's position on the top two floors gives it a panoramic view of Monaco and the Mediterranean Sea from Cap Martin to the Italian coast. The first floor of this duplex penthouse comprises an entrance hall, a living room with a fully-equipped open-plan kitchen opening onto a sea-view terrace. Two bedrooms with access to a mountain-view terrace, a bathroom, a guest toilet and a laundry room. The triple aspect and numerous bay windows ensure plenty of natural light.

The roof terrace, accessed by a staircase, comprises a spacious terrace, a summer kitchen, a solarium with a movable-bottom swimming pool and a toilet.

A lock-up garage for 2 vehicles and a cellar complete this property.

The flat is currently rented for €12,500/month, including charges.

Photos of the interior on request.





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