

**SOLE AGENT**



**For sale Monaco - La Rousse - Saint Roman**  
**CHÂTEAU D'AZUR - 2-BEDROOM FLAT ROOFTOP DUPLEX**

**4.300.000 €**

**3**  
Rooms

**2**  
Bedrooms

**1**  
Bathroom

**138 sqm**  
Total area

**1**  
Parking

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

7 Avenue des Papalins  
« Immeuble Michelangelo »  
98000 Monaco

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## Caractéristiques du bien

Product type :	Apartment	Num rooms :	3 rooms
Building :	Château d'Azur	District :	La Rousse - Saint Roman
Living area :	51 m <sup>2</sup>	Terrace area :	87 m <sup>2</sup>
Total area :	138 m <sup>2</sup>	Bedrooms :	2
Bathroom :	1	Parking :	1
Condition :	Very good condition	Mixed use :	Yes
Rented :	Yes	Release date :	01/10/2024
Ref. :	V1521		

## Descriptions

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.



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