



RARE : APARTMENT IN THE HEART OF MONACO CITY

3 100 000 €



DESCRIPTIVE :

Luxurious 3/4 ROOM apartment, fully renovated with first quality materials in April 2023, nestled in a typical street of the Rock, a few steps from the Prince's Palace. With a total surface of 80 M2, it is composed of: entrance hall, living/dining room with open fully equipped kitchen, two bedrooms with each one its complete shower room, office.

Sold with a cellar on the landing.

Apartment subject to the provisions of Law 1235.

**REF: VM1986**

DETAILS



\*80 m²



Renovated



2



Facing south



City view

\*marketable surface area

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.

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The floor plan shows a residential unit with the following rooms and details:

- CHAMBRE 01:** Located at the top left, with a surface of 10.64 m² and a volume of 30.32 m³. It contains a bed and a wardrobe.
- CHAMBRE 02:** Located at the top right, with a surface of 11.02 m² and a volume of 31.41 m³. It contains a bed and a wardrobe.
- HALL D'ENTREE:** Centrally located, with a surface of 2.59 m². It includes a coat closet (P. ROZ13) and a door to the entrance.
- SALLE A MANGER:** Located in the middle right, with a surface of 12.17 m² and a volume of 34.82 m³. It features a round dining table and chairs.
- CUISINE:** Located in the middle, with a surface of 4.72 m². It includes a sink, stove, and refrigerator (Frig.).
- BUREAU:** Located at the bottom center, with a surface of 9.35 m² and a volume of 24.03 m³. It contains a desk and chair.
- ENTREE:** The main entrance to the unit.
- CAVE:** Located at the bottom left, with a surface of 2.53 m².
- PALIER:** A landing area at the bottom left.
- BALCON:** A balcony at the bottom right, with a surface of 0.72 m².
- Sanitary Rooms:**
  - SDD 01:** Surface 3.69 m², Volume 10.74 m³.
  - SDD 02:** Surface 3.13 m², Volume 9.38 m³.
- Dimensions:** The overall dimensions of the unit are 31.00 m by 28.00 m.
- Other Details:** The plan includes various doors, windows, and furniture like beds, wardrobes, and a dining table.