



## Superb Duplex Penthouse - CLOSE TO MONACO

4 500 000 €



### DESCRIPTIVE :

#### SOLE AGENT

Unique, close to Monaco, in a luxury residence with concierge, close to all amenities and the Place du Casino within a walking distance, wonderful duplex penthouse of 150.55SQ.M (Loi Carrez) benefiting from 150SQ.M of terraces on two levels.

It consists of: entrance hall, living room with dining room and American kitchen, a bedroom with en-suite shower room, all opening onto a large circular terrace: on the front view of Monaco and the sea and in the back, a dining area with barbecue and view of the hill and the sea.

At the first floor, a master bedroom with dressing room and en-suite shower room and a private terrace with Jacuzzi. One bedroom (or possible second living room) with adjoining shower room equipped with a "Spa" shower with infrared sauna. The bedroom/living room opens onto a magnificent front terrace enjoying a panoramic view of the Principality and the Sea.

The apartment has recently been completely renovated in a modern style, benefits from a home automation system and is sold with a large cellar in the basement.

Possibility of 2 large garages in addition of the price.

Condominium property: Yes

Land tax: €4,335

Assessment: In progress

Energy consumption: x - xxxKwh/m<sup>2</sup>/year

GHG emissions: x - xxxKgCO<sub>2</sub>/m<sup>2</sup>/year

### DETAILS



\*150 m<sup>2</sup>



150 m<sup>2</sup>



Excellent condition



3



Facing south east



Sea, Monaco, Panoramic view

\*marketable surface area

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Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>  
Agency fees will be fully paid by the seller.

**REF: VF368**

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