



Opportunity of Investment: fully renovated 3 room apartment

4 950 000 €

ABOUT

 **District**
 Saint Roman / Larvotto
  **Room(s)** 3
  **Total area** 115 m²
 **Bedroom(s)** 2

Nestled within the luxury residence of the Monte-Carlo Sun, offering high-end amenities, including 24/7 concierge service, a summer restaurant and a large swimming pool, this apartment benefits from an ideal location, just next to the new International School of Monaco, just above the Larvotto's beaches and next to the illustrious Monte-Carlo Country Club.

The apartment has undergone a full renovation, offering an elegant and timeless design, with a great layout, all rooms opening to the generous terrace. It presents a spacious and bright living room, next to the independent kitchen. The night area is home to 2 bedrooms with integrated cupboards and a nice spacious bathroom.

One spacious cellar and one parking space.

IDEAL FOR INVESTMENT: thanks to its strategic location, the apartment will be rented at 8,500€/month --> RENTAL INCOME 2%

SPECIFICS

Ref:	10861
District:	Saint Roman / Larvotto
Total area:	115 m ²
Living area:	90 m ²
Terrace area:	25 m ²
Room(s):	3
Bedroom(s):	2
Bathroom(s):	1
Parking space(s):	1
Cave(s):	1

PICTURES



FLOOR PLAN

