

## L'ART DE VIVRE EN BORD DE MER: SUMPTUOUS GARDEN APARTMENT FACING MONACO

Reference 06190\_BSLS



### DESCRIPTION OF THE PROPERTY

Discover a confidential address in Roquebrune-Cap-Martin, a true balcony suspended over the Mediterranean. Ideally oriented South-West, this 150 m<sup>2</sup> prestigious apartment offers total immersion in Riviera glamour, with breathtaking panoramic views of the Principality of Monaco and the infinite blue of the sea. A Symphony of Private Outdoor Spaces This rare property stands out for its seamless connection with the horizon. The elegant living area, enhanced by noble marble flooring, opens through large floor-to-ceiling windows to reveal: A 50 m<sup>2</sup> Private Terrace: A noble wood deck with sleek lines, perfect for sunset dinners facing the lights of the Rock. A Private Garden of approx. 350 m<sup>2</sup>: A rare and exclusive Mediterranean green oasis, offering calm, absolute discretion, and a unique coastal panorama. Sublime Privacy: Three Master Suites The sleeping area has been designed as a sanctuary of serenity. The property features 3 spacious bedrooms, each designed as a luxury hotel suite: 3 Custom Walk-in Closets: Light wood cabinetry with impeccable finishes, combining contemporary aesthetics and functionality. 3 Design Bathrooms: Clad in precious stones, featuring walk-in showers and indirect lighting for a home-spa atmosphere. Exceptional Features Every detail has been carefully selected: a modern kitchen with a central island, tray ceilings with integrated LED lighting for a soft evening ambiance, and invisible air conditioning ensuring optimal comfort year-round. ? Location: Roquebrune-Cap-Martin, at the gates of Monaco. ? Type: Luxury 3-bedroom Garden Apartment. ? Surfaces: 150 m<sup>2</sup> living area | 50 m<sup>2</sup> terrace | 350 m<sup>2</sup> garden. ? Exposure: South-West (maximum sunlight). ? View: Panoramic Sea and Monaco views. Living here means enjoying the privilege of absolute tranquility just minutes from the excitement of the Carré d'Or. #DestinationRiviera

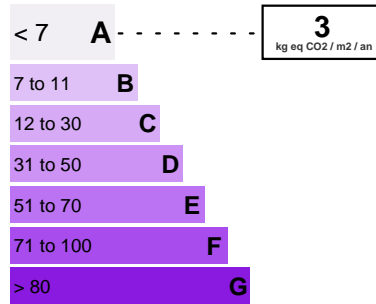
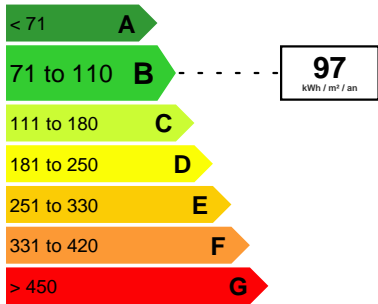
€ 2 300 000

### FEATURES

**Destination Riviera**

Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment  
Sunday: Closed

City	<b>Roquebrune-Cap-Martin</b>	Charges co-ownership :	<b>€ / month 350</b>
Surface :	<b>122 m<sup>2</sup></b>	Honorary payable by :	<b>seller</b>
Carrez surface :	<b>122 m<sup>2</sup></b>	Number of bedrooms :	<b>3</b>
Terrace surface :	<b>100 m<sup>2</sup></b>	Number of terrace :	<b>2</b>
Garden surface :	<b>350 m<sup>2</sup></b>	Fenced garden :	<b>Yes</b>
Number of cellars :	<b>1</b>	Type of parking :	<b>Outside</b>



Date of energy audit :







