

## RARE 3-ROOM LUXURY APARTMENT - 1,121 SQ. FT. - DIRECT ACCESS TO MONACO & ICONIC SEA VIEWS

Reference 06190\_LBGA



### DESCRIPTION OF THE PROPERTY

Perched on the edge of the Principality in Roquebrune-Cap-Martin, this sophisticated 104.20 m<sup>2</sup> residence offers a lifestyle of unparalleled prestige. The apartment's centerpiece is a grand living room adorned with exquisite marble flooring, leading through floor-to-ceiling glass doors to a 10 m<sup>2</sup> private terrace. From here, you can enjoy a front-row seat to the Monte-Carlo Country Club's tennis tournaments and the sparkling Mediterranean coastline. The interior layout is thoughtfully designed, featuring a sleek, high-end independent kitchen and spacious, sun-drenched bedrooms. Every detail reflects quality, from the refined finishes to the seamless flow of space. Practicality meets luxury with an included garage parking space and two private storage units (cellars). With its direct pedestrian and car access to Monaco, this property represents the pinnacle of French Riviera living—perfect for discerning international buyers. #DestinationRiviera

**€ 1 635 000**

### FEATURES

City	<b>Roquebrune-Cap-Martin</b>	Property tax :	<b>€ / year 1 992</b>
Charges co-ownership :	<b>€ / month 215</b>	Surface :	<b>104 m<sup>2</sup></b>
Honorary payable by :	<b>seller</b>	Carrez surface :	<b>104 m<sup>2</sup></b>

Number of bedrooms :

**2**

Terrace surface :

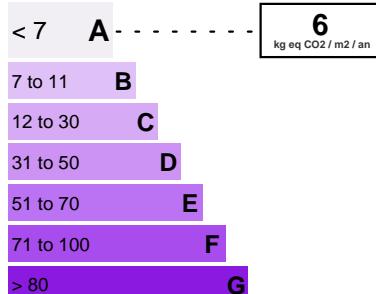
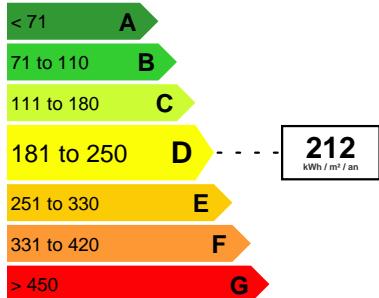
**10 m<sup>2</sup>**

Number of cellars :

**2**

Type of parking :

**Garage**



Date of energy audit :





