



RENTAL

**38 000 €**

+ Service charges : 3.800 €

## EXCEPTIONAL 3 BEDROOM APARTMENT WITH SEA VIEW



Located in the residential district of Fontvieille, the Memmo Center residence offers a **luxurious** and privileged living environment. It features high-end services including 24/7 concierge and security, within immediate proximity to the port, restaurants, shops, and green areas.

The apartment is arranged into two distinct areas, offering both comfort and privacy. The first part features a spacious, bright living room and a master suite, both opening onto a large terrace with panoramic views over the sea and Cap d'Ail. It also includes a fully equipped kitchen, a laundry room, and a guest toilet. The second part comprises two bedrooms, each with its own bathroom, storage, and access to a loggia.

Two side-by-side parking spaces and a cellar complete this property.

|                   |                         |
|-------------------|-------------------------|
| Type :            | Rental                  |
| Product type :    | Apartment               |
| Number of rooms : | 4                       |
| Building :        | Memmo Center            |
| District :        | Fontvieille             |
| Floor :           | 8                       |
| Condition :       | Renovated               |
| View :            | Sea / Port of Cap d'Ail |
| Release date :    | 01/08/2026              |

|                |               |
|----------------|---------------|
| Total area :   | 281 sqm       |
| Living area :  | 212 sqm       |
| Terrace area : | 69 sqm        |
| Bedrooms :     | 3             |
| Bathrooms :    | 3             |
| Parkings :     | 2             |
| Cellars :      | 1             |
| Exposure :     | North / South |

