



FOR SALE

14 000 000 €

MAGNIFICENT 3 ROOM APARTMENT ON THE PORT OF MONACO



Benefiting from a central and privileged location, the Beau Rivage is in the immediate vicinity of shops, restaurants, the port and the main attractions of the Principality. It also offers a remarkable position on the Monaco Grand Prix circuit, with many unobstructed views of Port Hercule and the sea.

In the prestigious **Port district**, discover this magnificent 3-room apartment, completely renovated with luxurious services. With a living area of **114 m²**, it also has a **12 m²** terrace offering an exceptional sea view of the **Port of Monaco and the Formula 1 circuit**.

Benefiting from a **south-facing exposure**, the apartment benefits from a remarkable luminosity and sunshine throughout the day. Its privileged location, just a few steps from the **Casino de Monte-Carlo** and all amenities, is a real asset.

The apartment consists of:

- An entrance hall;
- A large living room with dining area, located in front and offering a superb view of the sea and the port;
- A large circular terrace, designed to create a real feeling of outdoor space in the heart of the apartment;
- A fully equipped open kitchen with **Gaggenau** appliances, directly opening onto the dining room and terrace;

- A master bedroom in front with a full bathroom;
- A second bedroom with its full shower room and a balcony;
- A guest toilet;
- Plenty of storage;
- The apartment is sold **fully furnished**.
- **1 cellar** ;
- **1 parking space in the building** ;
- **Mixed use**.

Type :	For sale
Product type :	Apartment
Number of rooms :	3
Building :	Beau Rivage
District :	Port
Floor :	Elevé
Condition :	Very good condition
View :	City - Sea
Exposure :	South West

Total area :	126 sqm
Living area :	114 sqm
Terrace area :	12 sqm
Bedrooms :	2
Bathrooms :	2
Parkings :	1
Cellars :	1
Mixed use :	Yes

