HOMES
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REAL ESTATE

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Jardins D'Eau | Mareterra

For sale

Price on request

Situated on the latest sea extension of Monaco, Residence Jardins D'Eau seamlessly blends heritage with modern luxury. This remarkable new residence boasts a distinctive and vibrant community moments away from the prestigious Avenue Princess Grace.
Information on request.

Product type	*Building*	*District*	*Ref.*
Apartment	**Les Jardins d'Eau**	**Anse du Portier**	**HOMES Jardins D'Eau Confidentiel**

- Amazing apartment in this stunning new development
- Breathtaking sea views
- Exceptional 21st century standard of living
- Luxurious wellness facility with spa, gym, pools, steam room, sauna
- Beautiful gardens designed by world renowned landscape architects
- An amazing new district in Monaco wiith character and history
- Set in an envious location walking distance to beaches and Carré D'Or
- 24/27 concierge services, valet parking

Les Jardins d’Eau, delivered in 2025, is a flagship residential development in the newly created Mareterra eco-district (Anse du Portier) in the Larvotto area of Monaco. This striking ensemble consists of 60 ultra-luxurious apartments and penthouses across four architecturally elegant buildings designed by Denis Valode (Valode & Pistre), with landscape design by Michel Desvigne.

Architectural Vision & Eco Design
Four buildings (Blocks A–D) rising in height from 7 to 11 storeys, stepping down east to west to preserve sea views and integrate into the coast’s gradient landscape.

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Contemporary, linear design using noble materials like wood and stone to evoke the "land and sea" theme, complemented by green roofs with integrated solar panels.
Expansive volumes: all apartments are at least 3 bedrooms apartments, typically exceeding 350 m² of indoor space, with terraces between 100–250 m².

Amenities & Lifestyle Features
Residents enjoy a full complement of high-end services and wellness facilities, including:
Private outdoor swimming pools per building (Block C also has an indoor pool).
Spa facilities with hammam, sauna, massage rooms, and personal hair salons.
Fitness centres, wine cellars, meeting rooms, cinema, and children’s playroom.
24/7 concierge and security, valet parking, elevators (duplex units feature private internal lifts).

Prime Location
Seafront in Larvotto, along the prestigious Avenue Princess Grace, with effortless access to Larvotto Beach via Mareterra’s pedestrian waterfront.
Steps from the luxury Carré d’Or shopping district, world-class dining, boutiques, and lush public gardens.
Part of a 6-hectare eco-district reclaimed from the Mediterranean, inaugurated December 2024.

Investment & Real Estate Perspective
Set a new benchmark in Monaco super-prime property with expansive layouts rarely available in the Principality’s limited market.
Built with state-of-the-art environmental standards, ensuring long-term value and appeal.
Prices start from approximately 110.000€/sqm



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