BARNES INTERNATIONAL REALTY | Valeri Agency MONACO



## For sale Monaco - Port

BEAU RIVAGE - MONACO PORT - SEA VIEW AND FORMULA 1 CIRCUIT - 2 BEDROOMS

**11.900.000 €**

| 3 | 2 | 2 | 130 sqm | 1 |
|---|---|---|---|---|
| Rooms | Bedrooms | Bathrooms | Total area | Parking |

Luxurious apartment completely renovated located on the prestigious Avenue d'Ostend in a sought-after residence. The terrace overlooks the Formula 1 circuit and offers a panoramic view of the port, the sea and the Rock. A true Monegasque way of life.

7 Avenue des Papalins
« Immeuble Michelangelo »
98000 Monaco

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This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

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## Property features

| | | | |
|---|---|---|---|
| Product type : | Apartment | Num rooms : | 3 rooms |
| Building : | Beau Rivage | District : | Port |
| Living area : | 110 m² | Terrace area : | 20 m² |
| Total area : | 130 m² | Bedrooms : | 2 |
| Bathrooms : | 2 | Parking : | 1 |
| Condition : | Luxurious services | Furnished : | Yes |
| View : | Sea, port and rock | Exposure : | South / West |
| Release date : | To be determined | Ref. : | V1744 |

## Descriptions

On avenue d'Ostende, within a sought-after residence with concierge service, this fully renovated two-bedroom apartment opens onto one of the Principality's most iconic views. The south-west-facing terrace overlooks Port Hercule, the sea, the Rock and the Formula 1 circuit below.

The apartment offers approximately 110 sqm of living space, complemented by a terrace of around 20 sqm. The entrance hall leads to a generous living and dining room along the façade, filled with natural light thanks to its south/west-facing aspect. The renovation has been entirely redesigned, combining large-format veined flooring with recessed ceilings and indirect lighting. The fitted kitchen opens onto the dining area, with white lacquered units and integrated appliances. Extending from the living room, the terrace provides an outdoor dining area facing the yachts of Port Hercule.

The master bedroom features a full en-suite bathroom and opens onto a balcony. The second bedroom has its own en-suite shower room and a balcony. Both bathrooms are clad in large veined panels, with vessel basins and backlit mirrors. Extensive built-in storage completes the apartment, which is offered furnished.

Renovated to a high standard, the apartment is in immaculate condition and ready to move into. The residence offers a concierge service, and a parking space is available to rent in an adjacent building. The Casino, the Carré d'Or and its boutiques, as well as the Yacht Club de Monaco, are all within walking distance, as are the shops and services of the Port district.

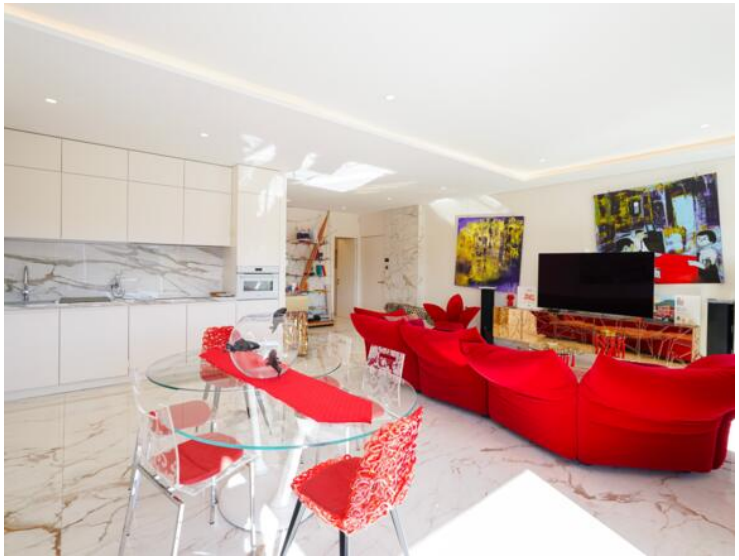
There is the option to purchase a staff room for €600,000. A parking space is available to rent in a neighbouring residential complex.



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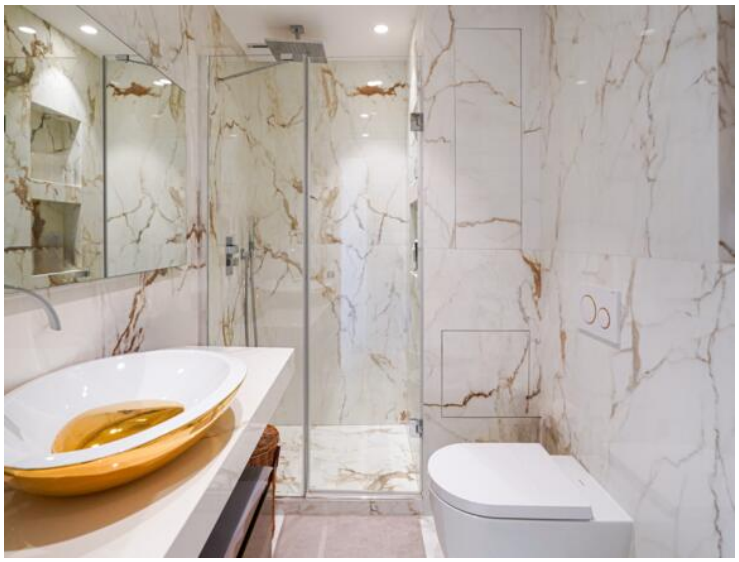
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