







## Opportunity of Investment: fully renovated 3 room apartment

4 950 000 €

### ABOUT

 **District**  
 Saint Roman / Larvotto
  **Room(s)** 3
  **Total area** 115 m<sup>2</sup>
 **Bedroom(s)** 2

Nestled within the luxury residence of the Monte-Carlo Sun, offering high-end amenities, including 24/7 concierge service, a summer restaurant and a large swimming pool, this apartment benefits from an ideal location, just next to the new International School of Monaco, just above the Larvotto's beaches and next to the illustrious Monte-Carlo Country Club.

The apartment has undergone a full renovation, offering an elegant and timeless design, with a great layout, all rooms opening to the generous terrace. It presents a spacious and bright living room, next to the independent kitchen. The night area is home to 2 bedrooms with integrated cupboards and a nice spacious bathroom.

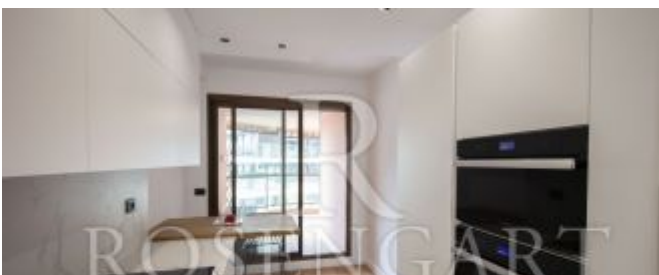
One spacious cellar and one parking space.

**IDEAL FOR INVESTMENT:** thanks to its strategic location, the apartment will be rented at 8,500€/month --> RENTAL INCOME 2%

### SPECIFICS

<b>Ref:</b>	10861
<b>District:</b>	Saint Roman / Larvotto
<b>Total area:</b>	115 m <sup>2</sup>
<b>Living area:</b>	90 m <sup>2</sup>
<b>Terrace area:</b>	25 m <sup>2</sup>
<b>Room(s):</b>	3
<b>Bedroom(s):</b>	2
<b>Bathroom(s)</b>	1
<b>Parking space(s):</b>	1
<b>Cave(s):</b>	1

PICTURES





FLOOR\_PLAN

