



Opportunity of Investment: fully renovated 3 room apartment

4 950 000 €

ABOUT

 **District**
Saint Roman / Larvotto

 **Room(s)**
3

 **Total area**
115 m²

 **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

Ref: 10861
District: Saint Roman / Larvotto

Total area: 115 m²
Living area: 90 m²
Terrace area: 25 m²
Room(s): 3
Bedroom(s): 2
Bathroom(s): 1
Parking space(s): 1
Cave(s): 1

PICTURES



FLOOR PLAN

