



## Penthouse - High-Value Creation Opportunity

8 450 000 €

### ABOUT

 **District**  
 Jardin Exotique
  **Room(s)**  
 3
  **Total area**  
 258 m<sup>2</sup>
 **Bedroom(s)**  
 2

Perched above Monaco, this 258 sqm penthouse unfolds as a true villa in the sky, offering spectacular panoramic sea views and exceptional natural light throughout. The living spaces open onto a rare rooftop terrace featuring a jacuzzi, barbecue area and multiple reception zones, a highly sought-after asset in this market.

Offered at ?8,450,000 (approx. ?33,000/sqm), the property is positioned at a particularly attractive entry point within Monaco's ultra-prime landscape. This positioning immediately highlights a strong potential for appreciation.

A true raw diamond, the asset presents strong upside potential. The fundamentals are already in place — volumes, light, views and outdoor spaces. With a carefully executed repositioning, the property can be elevated into a trophy residence aligned with Monaco's ultra-prime standards.

Rosengart brings a decisive edge, unlocking hidden value through design, precision and execution, an approach tailored to those who share a commitment to excellence, an appreciation for design and a meticulous attention to detail.

This type of acquisition offers a dual dynamic: capital preservation within a highly resilient market, combined with short- to mid-term value creation through a controlled repositioning strategy.

Full dossier available upon request.

### SPECIFICS

<b>Ref:</b>	11007
<b>District:</b>	Jardin Exotique
<b>Total area:</b>	258 m <sup>2</sup>
<b>Living area:</b>	115 m <sup>2</sup>
<b>Terrace area:</b>	143 m <sup>2</sup>
<b>Room(s):</b>	3
<b>Bedroom(s):</b>	2
<b>Bathroom(s)</b>	1
<b>Parking space(s):</b>	2
<b>Cave(s):</b>	1
<b>Penthouse:</b>	1

PICTURES



Concept by Rosengart



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# FLOOR PLAN

