



## 300M FROM MONACO - 6P OF 259M<sup>2</sup> - BALCONIES - SOLARIUM AND PRIVATE POOL WITH SEA VIEW

New construction

4 000 000 €

|                                              |                                                |                                                 |                                             |
|----------------------------------------------|------------------------------------------------|-------------------------------------------------|---------------------------------------------|
| <i>Product type</i><br><b>Penthouse/Roof</b> | <i>Num rooms</i><br><b>6</b>                   | <i>District</i><br><b>Cabbe-Saint Roman</b>     | <i>City</i><br><b>Roquebrune-Cap-Martin</b> |
| <i>Country</i><br><b>France</b>              | <i>Living area</i><br><b>259 m<sup>2</sup></b> | <i>Terrace area</i><br><b>275 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>5</b>                 |
| <i>Bathrooms</i><br><b>5</b>                 | <i>Parkings</i><br><b>4</b>                    | <i>Cellars</i><br><b>2</b>                      | <i>Floor</i><br><b>4/4</b>                  |
| <i>Condition</i><br><b>New</b>               | <i>Ref.</i><br><b>PC - VF - 28</b>             |                                                 |                                             |

Here is a splendid +6 room Penthouse of about 259 m<sup>2</sup> with its rooftop solarium (220m<sup>2</sup>) and its private swimming pool. Also with a balcony of 55m<sup>2</sup>. You will go to amenities on foot and with easy access to Monaco which is 300m away; as well as the beaches of Larvotto. You will enjoy a wide sea view towards Larvotto and Cap Martin with a southern exposure. Here is a residence with contemporary architecture in the color of "golden bronze". Penthouse to discover and create according to your wishes and tastes. Cellars and 4 parking spaces on the ground floor to complete this beautiful residence in the City Centre. Under construction and to be delivered by the end of 2025. Here is its composition which can vary according to your desire and the decoration. Reduced notary fees.

- Entrance
- Open plan living room and dining/kitchen 100m<sup>2</sup>
- 4 to 6 large bedrooms (12 + 15 + 16 m<sup>2</sup>)
- Bathroom + shower and 4 shower rooms



- 3 separate toilets
- Laundries
- Clearances
- Numerous walk-in closets
- Delivery expected END 2025

Caron Immobilier correspondant - Registered with the Trade and Companies Register under the number: 524 243 961 00025 RCS NICE (Caron Philippe) - Company registration number: 6831Z - Professional card number: CPI 5906 2018 000 027 953 - CCI NICE



