



## Penthouse to Renovate with Breathtaking Sea and Monaco Views

For sale

1 250 000 €

<i>Product type</i> <b>Penthouse/Roof</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>District</i> <b>Cap-d'Ail</b>	<i>City</i> <b>Cap-d'Ail</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>94 m<sup>2</sup></b>	<i>Terrace area</i> <b>149 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>2</b>	<i>Parkings</i> <b>3</b>	<i>Cellars</i> <b>2</b>	<i>Floor</i> <b>LAST FLOOR</b>
<i>Condition</i> <b>Work required</b>	<i>View</i> <b>Vue mer</b>	<i>Ref.</i> <b>VMO-C0325-1</b>	

Located in a modern residence with swimming pool on the heights of Monaco, this **magnificent penthouse to renovate** offers exceptional potential in a privileged setting. Bathed in light and open to one of the most stunning panoramas of the French Riviera, it will appeal to lovers of spectacular views and generous outdoor spaces.

### Main Features:

- 4-room apartment – **Living space of 92 to 94 m<sup>2</sup>** depending on interior layout
- **Two bathrooms**
- **Two balconies:**



- 15 m<sup>2</sup> with open views
- 12 m<sup>2</sup> perfect for sunsets
- **Impressive rooftop terrace of 147 m<sup>2</sup>**
  - Possibility to install a **50 m<sup>2</sup> pergola**
  - Ready for a **jacuzzi**, perfect for relaxing while overlooking the sea

This rare property offers a unique opportunity to create a living space tailored to your desires, in a secure, peaceful, and green environment, just minutes from the heart of Monaco.

A true haven suspended between sky and sea, combining comfort, prestige, and potential.







