



RESIDENCE SPORTING - LUXURIOUS VILLA FOR RENT

Rental

300 000 € / month

<i>Product type</i> Villa	<i>Num rooms</i> 6
<i>Building</i> Les Villas du Sporting	<i>District</i> Larvotto
<i>Total area</i> 678 m²	<i>Bedrooms</i> +5
<i>Bathrooms</i> 4	<i>Parkings</i> +5
<i>Release date</i> Septembre 2025	<i>Ref.</i> VLC/AGNV

The property offers breathtaking panoramic sea views, direct access to the sea for swimming and is only a few minutes from the beach.

This luxurious villa offers a magnificent living experience with its spacious 680 sqm of living area, located on the exclusive Presqu'île du Larvotto.

The property features breathtaking panoramic sea views, direct access to the sea for a swim, and is just a few minutes away from the beach.

Ground Floor:

- **Entrance Hall:** Welcomes you into the villa.
- **Living Room:** Expansive space with double-height ceilings, creating an airy and grand atmosphere.
- **Dining Room:** Perfect for hosting gatherings.



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- **Office:** Ideal for working from home or a private study.
- **2 Bedrooms:** Each with en-suite bathrooms and walk-in dressings.
- **Private Heated Swimming Pool & Terrace:** All rooms open to the pool area, enhancing the indoor-outdoor flow.
- **Fully Equipped Kitchen:** For all your culinary needs.
- **Gym Room:** A dedicated space for exercise.
- **Guest Toilets:** For added convenience.

First Floor:

- **2 Bedrooms:** Each with en-suite bathrooms, walk-in dressings, and terraces with sea views.

Level -1:

- **Cinema Room:** A large, 140 sqm space with an incredible view into the pool, perfect for movie nights.
- **Storage Room:** To keep your belongings organized.
- **Laundry Room:** Equipped with a washing machine and tumble dryer.
- **Staff Office:** Includes a shower and toilet for staff convenience.
- **Private Parking:** Space for up to 6 cars.

Additional Features:

- **Indoor Lift:** Serves all floors for easy access.
- **Unfurnished:** The villa is let unfurnished, but there's an option to rent it with current furniture.
- **Monthly Rent:** €300,000, with all charges (electricity, water, air conditioning, pool and garden maintenance) included.
- **Annual Rent Increase:** The rent increases yearly based on the BT01 index, with a minimum increase of 5%.
- **Exclusive Access:** Residents enjoy access to the swimming pools and fitness center at the Monte-Carlo Bay Hotel & Resort (4 nominative memberships).
- **Concierge Service:** Available 24/7 for all your needs.



This property offers an unparalleled combination of luxury, privacy, and convenience, ideal for a sophisticated lifestyle.





