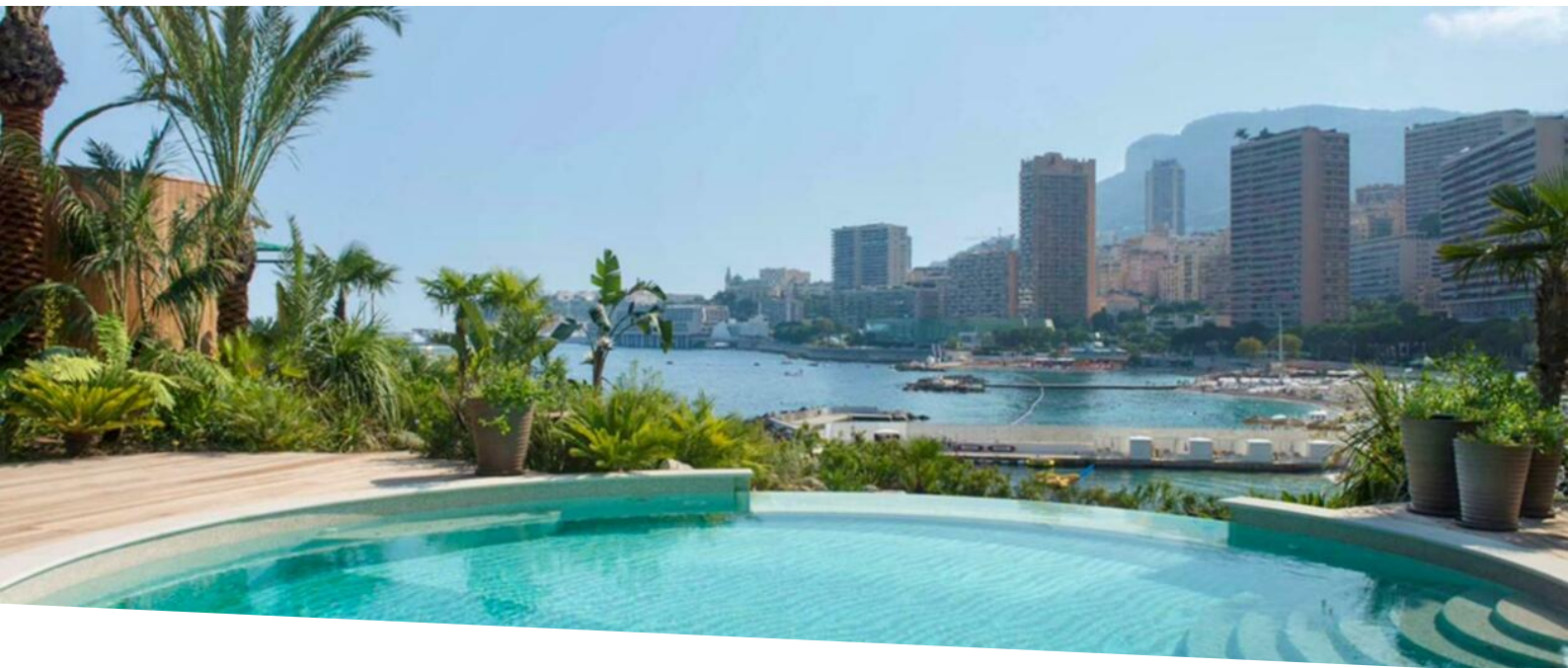




Exceptional Villa – Larvotto Peninsula – Panoramic Sea View – Direct Access to the Sea

Rental

300 000 € / month
(Service charges included)

<i>Product type</i> Villa	<i>Num rooms</i> 6
<i>Building</i> Les Villas du Sporting	<i>District</i> Larvotto
<i>Living area</i> 680 m²	<i>Bedrooms</i> 4
<i>Bathrooms</i> 4	<i>Parkings</i> +5
<i>Cellars</i> 2	<i>Condition</i> Luxurious services
<i>Release date</i> 01/09/2025	<i>Ref.</i> VISP3

Nestled on the prestigious Larvotto Peninsula in Monaco, this stunning contemporary villa offers a truly unique living environment, combining luxury, comfort, and privacy. With a living area of 680 sqm, the property boasts breathtaking panoramic sea views and direct access to the sea, just a few minutes' walk from Monaco's beaches.

Layout:
Ground floor:

- * An elegant entrance hall leading to a vast, light-filled living room with double-height ceilings
- * A spacious dining room perfect for entertaining
- * A private office, ideal for working from home
- * Two en-suite bedrooms with dressing rooms, all opening onto the sun-drenched terrace and heated private swimming pool



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- * A fully equipped kitchen
- * A versatile room that can serve as a gym
- * Guest toilets

First floor:

- * Two additional en-suite bedrooms, each with dressing room and private terrace

Level -1:

- * A 140 sqm room that can be used as a spectacular home cinema, with a unique view into the pool's interior
- * A fully equipped laundry room (washing machine and tumble dryer)
- * Storage room
- * Staff office with shower and toilet
- * A private and secure parking area for up to 6 vehicles

An indoor elevator serves all floors, ensuring maximum comfort and accessibility.

Additional Information:

- * The villa is rented unfurnished, with the option to rent furnished upon request
- * Monthly rent: €300,000 including charges (electricity, water, air conditioning, pool and garden maintenance)
- * Annual rent adjustment based on the BT01 index, with a minimum 5% increase per year
- * Privileged access to the Monte-Carlo Bay Hotel & Resort's facilities: swimming pools and fitness center (4 nominative memberships included)
- * 24/7 concierge service





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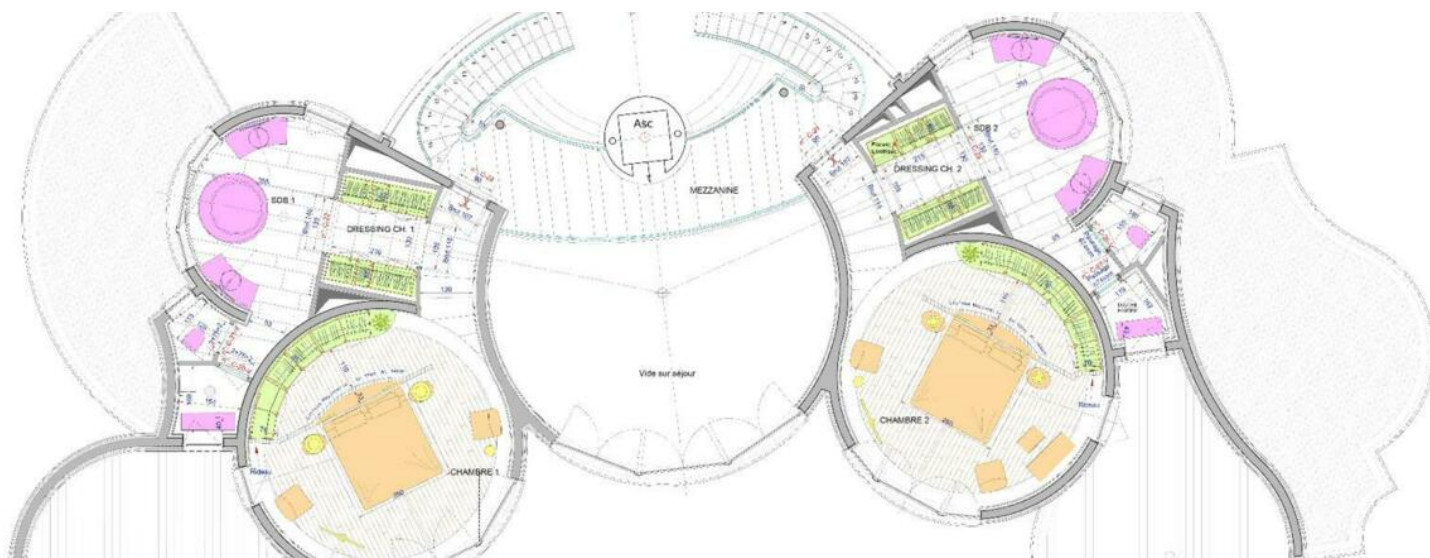
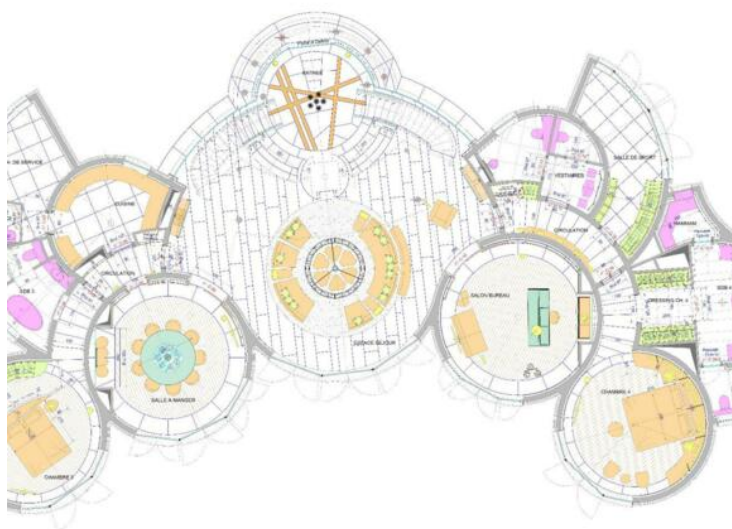
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