

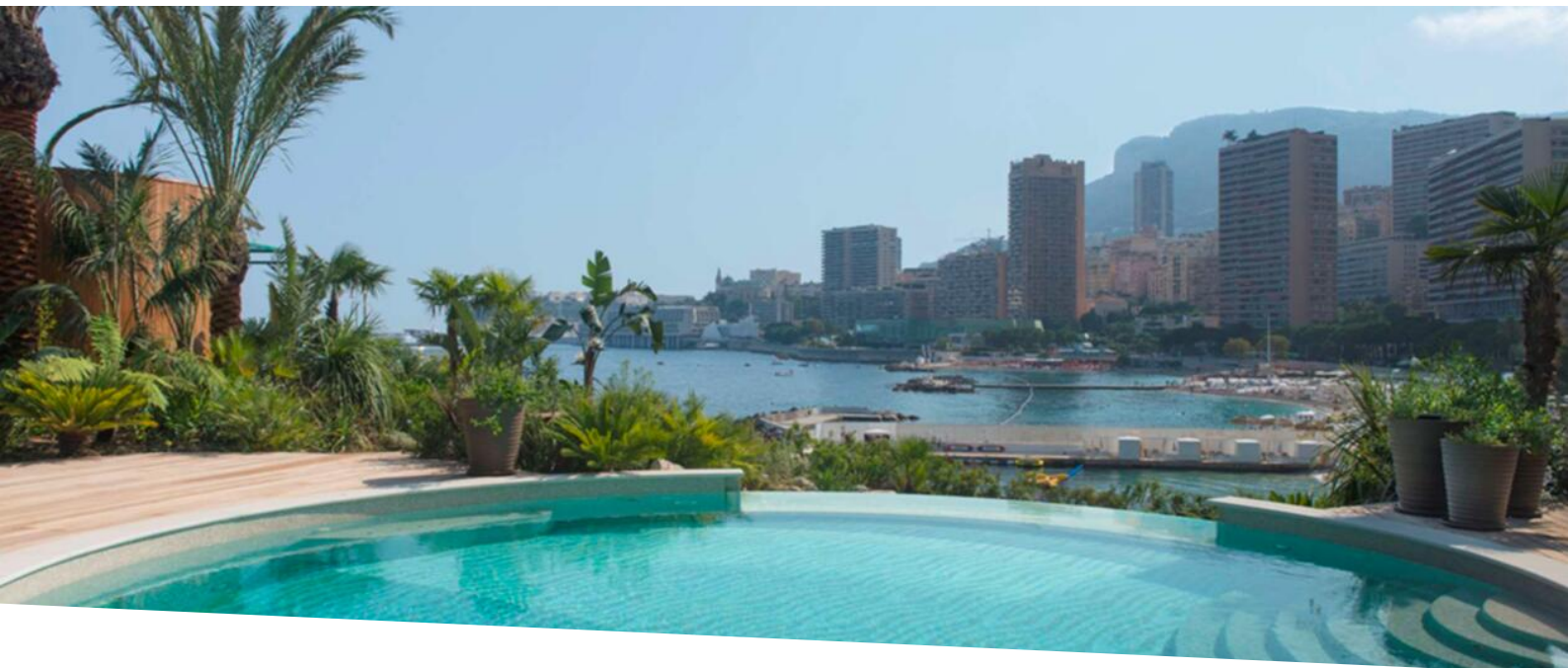


MYCROWN
ESTATES

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Exceptional Waterfront Luxurious Villa

Rental

300 000 € / month

<i>Product type</i> Villa	<i>Num rooms</i> 8
<i>Building</i> Les Villas du Sporting	<i>District</i> Larvotto
<i>Living area</i> 680 m²	<i>Bedrooms</i> 4
<i>Bathrooms</i> +5	<i>Parkings</i> +5
<i>Cellar</i> 1	<i>Box</i> 1
<i>Floor</i> -1,0,1	<i>Condition</i> Luxurious services
<i>Release date</i> 01/09/2025	<i>Ref.</i> MCE90

This magnificent waterfront villa offers 680 sqm of luxurious living space and is ideally located on the Presqu'île du Larvotto. With breathtaking panoramic sea views, direct access to the sea for swimming, and just minutes from the beach, it is a rare and exceptional property.

Layout:

Ground Floor:

- Entrance hall leading to a vast living room with double-height ceilings
- Elegant dining room



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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

- Office space
 - Two bedrooms, each with en-suite bathrooms and dressing rooms
 - Fully equipped kitchen
 - Multi-purpose room (ideal as a gym)
 - Guest WC
- All main rooms open onto the private heated swimming pool and spacious terrace.

First Floor:

- Two additional bedrooms, each with en-suite bathrooms, dressing rooms, and private terraces

Lower Ground Floor (-1):

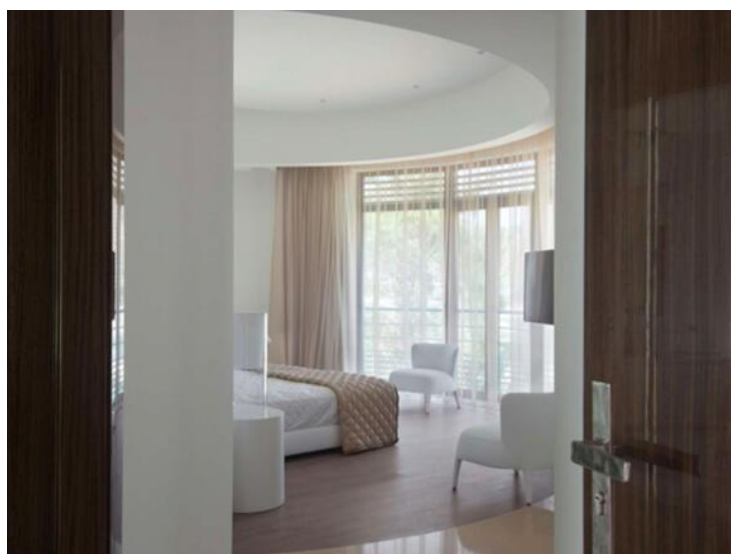
- Impressive 140 sqm multi-purpose room, ideal as a cinema room, featuring a stunning view into the interior of the pool
- Storage room
- Laundry room with washer and dryer
- Staff office with shower and toilet
- Private garage with space for up to 6 cars

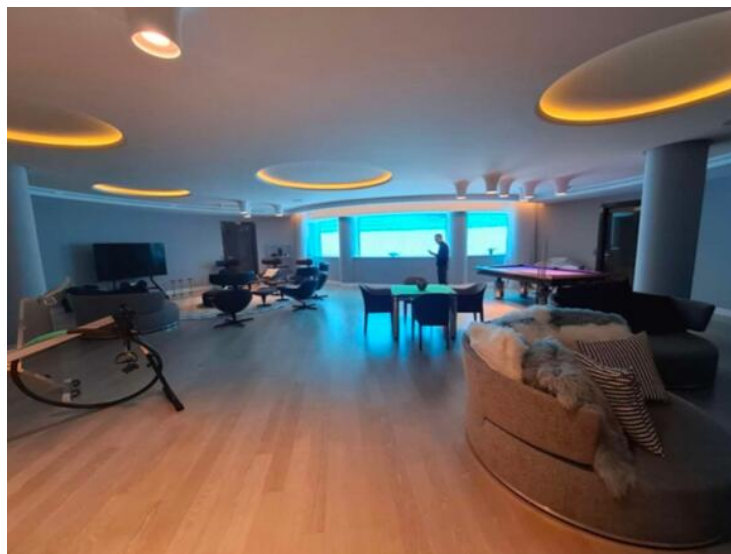
An indoor lift connects all floors.

Additional Information:

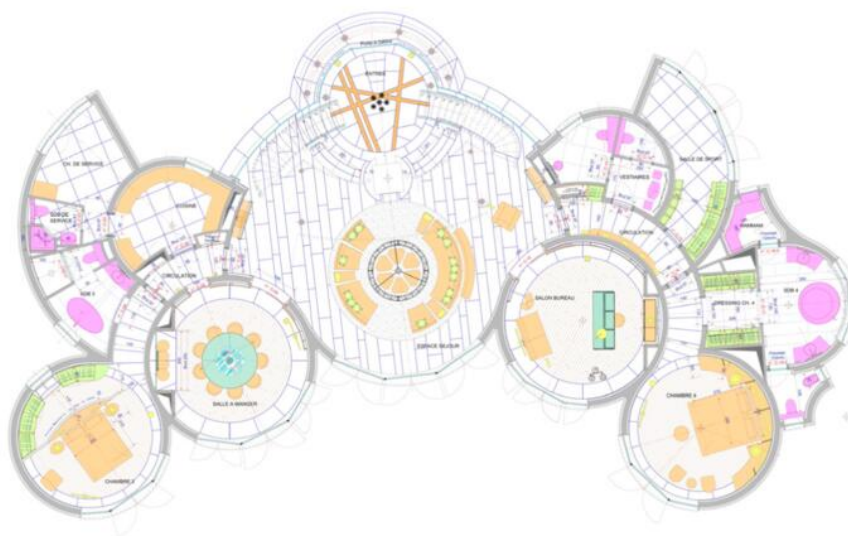
- The villa is rented unfurnished, though rental with the existing furniture may be considered.
- Monthly rent: €300,000 charges included (electricity, water, air conditioning, pool and garden maintenance)
- Annual rent increase according to the BT01 index, with a minimum increase of 5% per year
- Tenants enjoy privileged access to the swimming pools and fitness center of the Monte-Carlo Bay Hotel & Resort (4 nominative memberships)
- 24/7 concierge service







Ground floor



First floor

