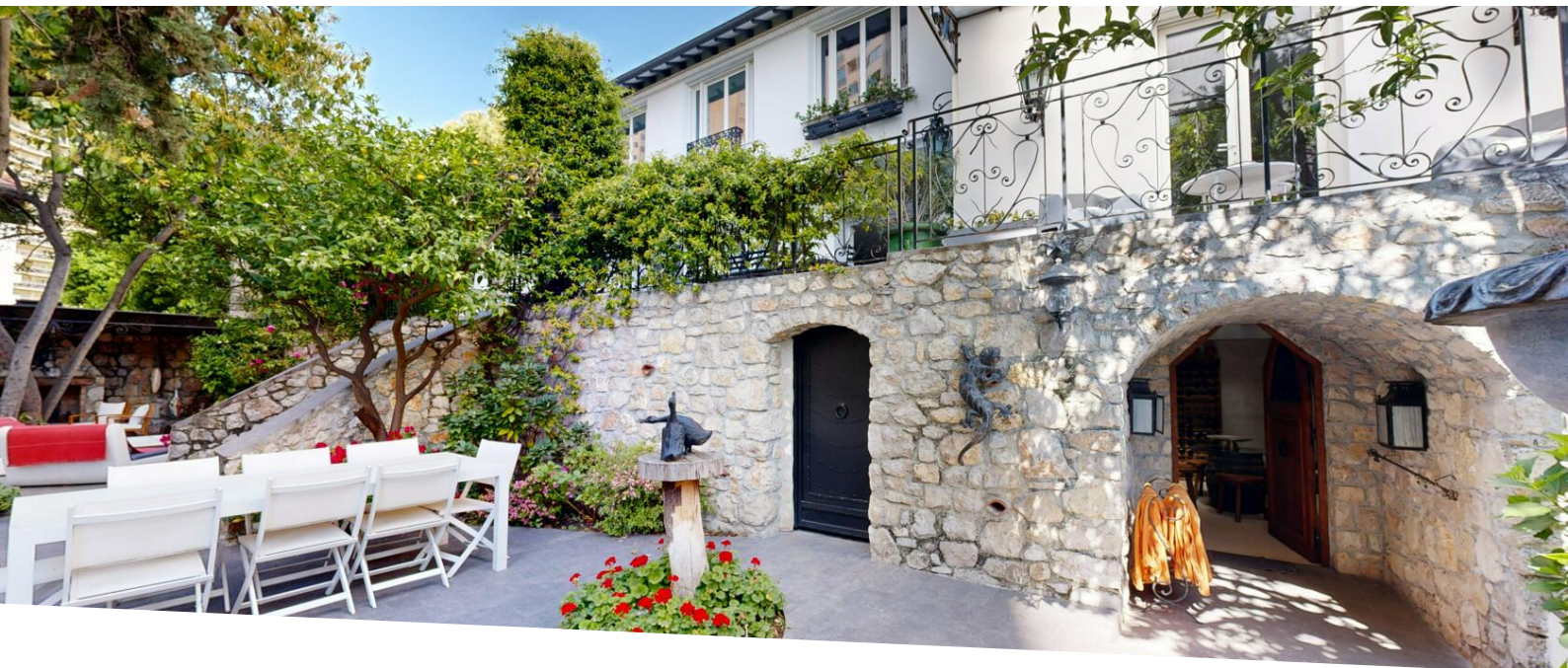




## VILLA - UNIQUE IN MONACO

For sale

23 000 000 €

|                                          |                                         |                                            |                                         |
|------------------------------------------|-----------------------------------------|--------------------------------------------|-----------------------------------------|
| Product type<br><b>Villa</b>             | Num rooms<br><b>6</b>                   | District<br><b>La Rousse - Saint Roman</b> | City<br><b>Monaco</b>                   |
| Country<br><b>Monaco</b>                 | Living area<br><b>328 m<sup>2</sup></b> | Terrace area<br><b>144 m<sup>2</sup></b>   | Garden area<br><b>343 m<sup>2</sup></b> |
| Total area<br><b>1 486 m<sup>2</sup></b> | Bedrooms<br><b>5</b>                    | Bathrooms<br><b>5</b>                      | Box<br><b>4</b>                         |
| Condition<br><b>Very good condition</b>  | Ref.<br><b>VMC-2025-NELMARY</b>         |                                            |                                         |

On the border of Monaco and France, Villa Nelmary offers a unique living environment. It is the only property to benefit from a large landscaped garden and a private swimming pool while being fully subject to the legal regime

Monegasque. Overlooking the Mediterranean, this villa offers a rare art of living, where elegance and comfort are part of a panorama open to the Principality and the French Riviera. Bright and functional living spaces  
A private elevator serves each level of the house.

On the ground floor, the marble living room opens onto a large convivial terrace, while the adjoining dining room communicates with an independent high-end kitchen. An office completes this level. The basement houses an air-conditioned wine cellar and a garage that can accommodate four vehicles.

Private spaces to live in peace

Upstairs, four suites each have their own bathroom and access to a terrace-solarium. On the ground floor, an independent apartment, ideal for guests or staff, includes a living room, a kitchen equipped with a bedroom and a shower room. A villa turned towards nature

In the heart of a landscaped garden of approximately 700 m<sup>2</sup>, the heated swimming pool, which looks like an





open-air jacuzzi, offers a privileged space for relaxation. Outdoor fireplaces, shaded terraces and Mediterranean species

create a rare atmosphere. A private access leads to a plot of garage located in the Principality.

Highlight: Although partially located on French territory, the property is fully registered in Monaco, thus offering the legal and tax advantages of the Monegasque regime.

A unique opportunity

Between Monaco and the Riviera, Villa Nelmary embodies an exceptional art of living, combining comfort, prestige and intimacy

- a rare opportunity on the real estate market.



