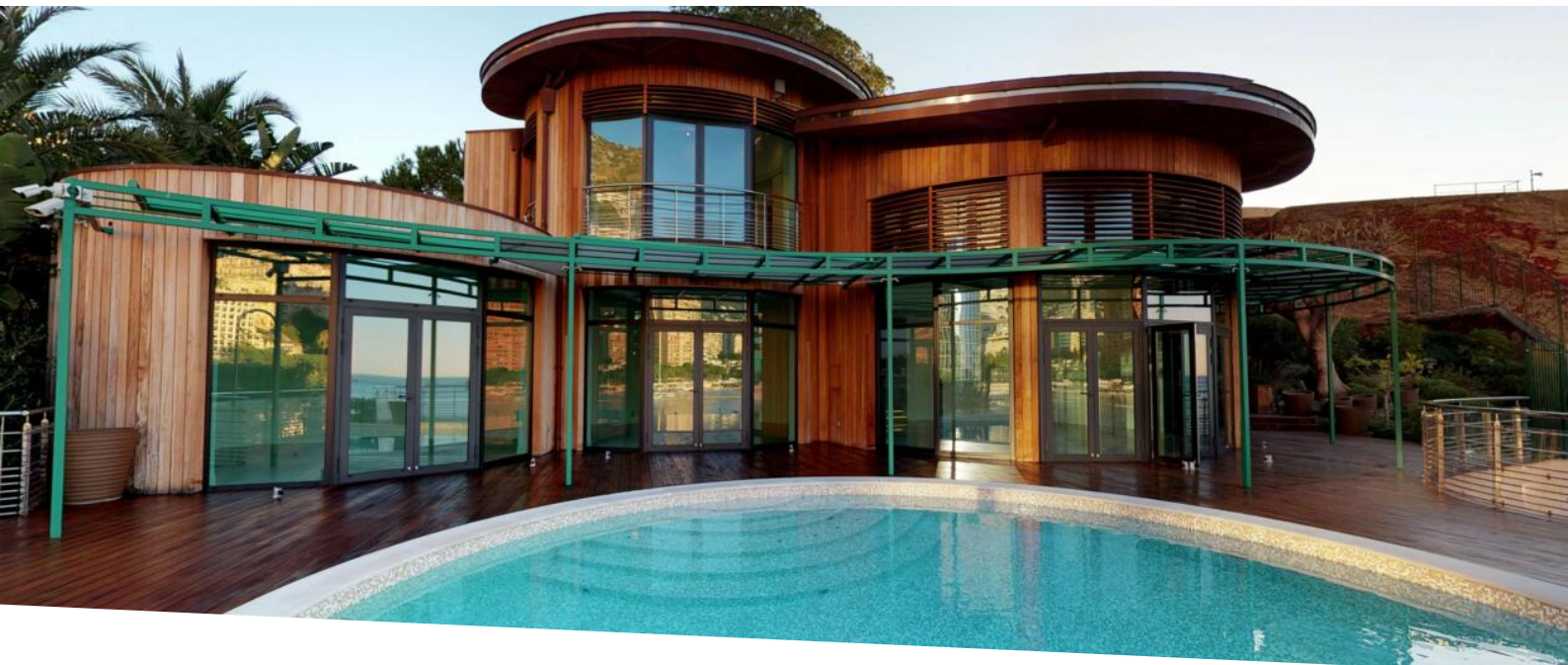




Exceptional Waterfront Villa on the Presqu'île du Larvotto

Rental **300 000 € / month**
(Service charges included)

<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> 4	<i>Parkings</i> +5
<i>Cellar</i> 1	<i>Floor</i> Villa
<i>Condition</i> Luxurious services	<i>Release date</i> 1st September 2025
<i>Ref.</i> RD_Villa du Sporting_Villa la Cascade_2	

This magnificent villa offers approximately 680 sqm of luxurious living space in one of Monaco's most exclusive locations – the Presqu'île du Larvotto. With breathtaking panoramic sea views and direct access to the sea, the property combines elegance, privacy, and convenience, just minutes from the beach.

Property Layout & Features

Ground Floor

- Impressive **entrance hall** leading to a vast **double-height living 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.

- Elegant **dining room** and **office**
- **2 spacious bedrooms** with en-suite bathrooms and walk-in wardrobes
- All rooms open onto the **private heated swimming pool** and expansive terrace
- Fully **equipped kitchen**
- Multipurpose room – ideal for use as a **gym**
- **Guest toilets**

First Floor

- **2 additional bedrooms** with en-suite bathrooms, dressing rooms, and private terraces

Lower Level (-1)

- Spectacular **140 sqm multipurpose room** (ideal for a **cinema room**), with unique views into the swimming pool
- **Storage room**
- **Fully equipped laundry room** (washing machine & dryer)
- **Staff office** with shower and toilet

Additional Highlights

- **Private indoor lift** serving all floors
- **Private garage** for up to **6 vehicles**
- Access to the **Monte-Carlo Bay Hotel & Resort** facilities:
 - **4 nominative memberships** to the swimming pools and fitness center
- **24/7 concierge service**
- **Annual rent increase** indexed to the **BT01**, with a minimum **5% increase per year**

Terms

- **Monthly Rent:** €300,000 (inclusive of electricity, water, air conditioning, pool & garden maintenance)
- **Unfurnished rental**, with the option to include current furnishings



