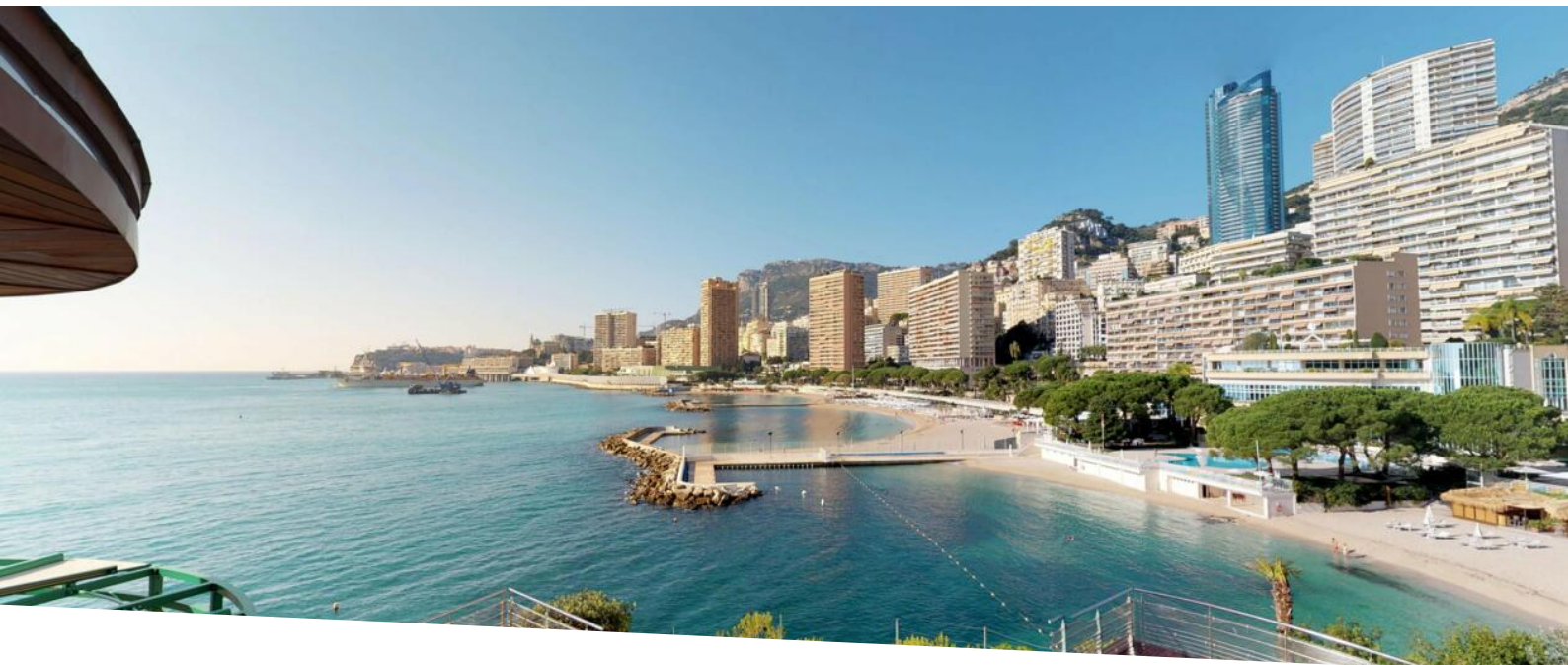




## Exceptional Waterfront Villa on the Presqu'île du Larvotto

### Rental

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

|                                                               |                                                  |
|---------------------------------------------------------------|--------------------------------------------------|
| <i>Product type</i><br><b>Villa</b>                           | <i>Num rooms</i><br><b>8</b>                     |
| <i>Building</i><br><b>Les Villas du Sporting</b>              | <i>District</i><br><b>Larvotto</b>               |
| <i>Living area</i><br><b>680 m²</b>                           | <i>Bedrooms</i><br><b>4</b>                      |
| <i>Bathrooms</i><br><b>4</b>                                  | <i>Parkings</i><br><b>+5</b>                     |
| <i>Cellar</i><br><b>1</b>                                     | <i>Floor</i><br><b>Villa</b>                     |
| <i>Condition</i><br><b>Luxurious services</b>                 | <i>Release date</i><br><b>1st September 2025</b> |
| <i>Ref.</i><br><b>RD_Villa du Sporting_Villa la Cascade_3</b> |                                                  |

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**



- 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



