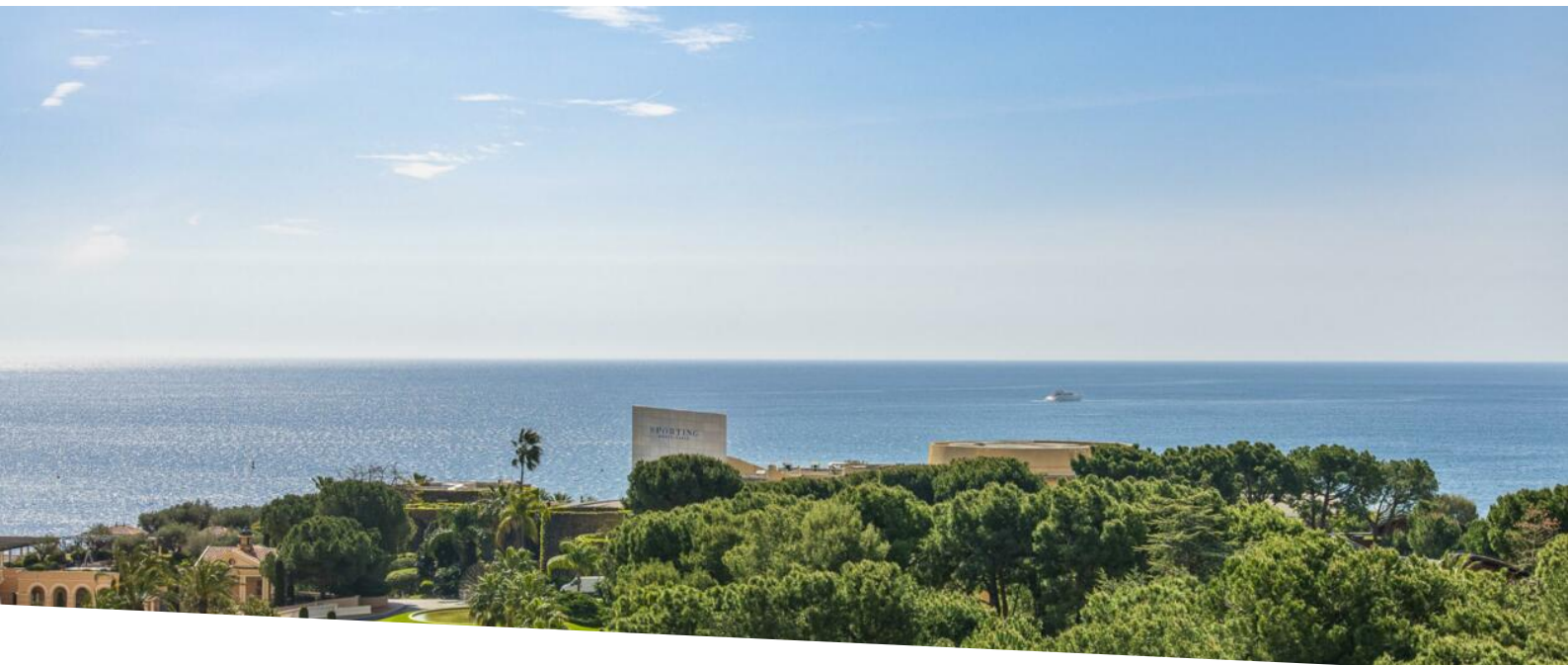




## Beautiful family apartment in a brand-new residence (co-exclusive listing)

For sale

Price on request

|                                                |                                                |
|------------------------------------------------|------------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>        | <i>Num rooms</i><br><b>+5 rooms</b>            |
| <i>Building</i><br><b>Bay House</b>            | <i>District</i><br><b>Larvotto</b>             |
| <i>Living area</i><br><b>467 m<sup>2</sup></b> | <i>Terrace area</i><br><b>50 m<sup>2</sup></b> |
| <i>Total area</i><br><b>517 m<sup>2</sup></b>  | <i>Bedrooms</i><br><b>5</b>                    |
| <i>Bathrooms</i><br><b>5</b>                   | <i>Parkings</i><br><b>3</b>                    |
| <i>Cellar</i><br><b>1</b>                      | <i>Floor</i><br><b>4</b>                       |
| <i>Release date</i><br><b>01/03/2025</b>       | <i>Ref.</i><br><b>MP-2851-V</b>                |

Set within the prestigious new Bay House residence in Larvotto district, this stunning 5-bedroom apartment spans 517 m<sup>2</sup>, including a 50 m<sup>2</sup> terrace with seaview. The residence offers ultra-luxurious amenities and services worthy of the world's finest 5-star hotels.

Property located in the renowned Larvotto district, the Bay House is one of the most recent real estate developments in the Principality of Monaco, located just steps away from the Monte-Carlo Bay Hotel, best restaurants, numerous leisure spots and the International School of Monaco (ISM). Its waterfront location offers an exclusive setting just a stone's throw from the beaches.

In addition to traditional concierge services and 24/7 security, residents have access to amenities worthy of a five-star palace, including valet services, housekeeping, dry cleaning and a daily shuttle service. Well-being is



at the heart of Bay House, with residents enjoying a luxurious spa equipped with a steam room, sauna, relaxation area, beauty and hair salon and a state-of-the-art fitness center featuring Technogym equipment. Bay House also includes several fully equipped meeting rooms.

The residence offers convenient entrance points on 3 different levels, via Boulevard d'Italie, Boulevard du Larvotto and Avenue Princesse Grace, with each of the levels connected by dedicated elevators.

We are offering, in this sumptuous new residence, a magnificent family apartment featuring elegant marble finishes and oak and linden wood paneling, composed as follows: a spacious entrance hall, a double living room with a dining area, enhanced by floor-to-ceiling windows that open onto a large terrace enjoying optimal natural light; an independent, fully equipped kitchen with top-of-the-line appliances, a breakfast space and an adjoining laundry room; a master bedroom with walk-in closet and en-suite bathroom and four additional bedrooms, each with its own en-suite bathroom.

Three parking spaces and a cellar complete this exceptional property.





