



MONACO HARBOUR RUSCINO 4 R & 2 R & CELLAR & 2 PARKINGS

For sale

Sole agent

14 700 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms
<i>Building</i> Ruscino	<i>District</i> Port
<i>Living area</i> 236,60 m²	<i>Terrace area</i> 30 m²
<i>Total area</i> 266,60 m²	<i>Parkings</i> 2
<i>Cellar</i> 1	<i>Floor</i> 2
<i>Annual costs</i> 16 000 €	<i>Mixed use</i> Yes
<i>Ref.</i> RUSCINO 4P 2A + 2P 1E + 2 BOX	

The Ruscino is a building located in Port Hercule. It is the only residential property on the Quai Antoine 1er. It offers a spectacular "postcard" view of the port and Monaco and is much quieter compared to the other buildings on Boulevard Albert I and Avenue d'Ostende. The in-depth redesign of the common areas is expected to be completed in the first half of 2026. Concierge service 7 hours a day. Mixed-use residence with the possibility of using apartments as a dwelling or office. Possibility of not acquiring the annexes according to the prices indicated.

The 4-room apartment (11,800,000€) is formed by the joining of two units. It has recently undergone extensive renovations. The contemporary style decoration includes all the custom-made carpentry made by Italian craftsmen, alarm and camera system, independent heating and air conditioning, outdoor heating allowing you to enjoy the terrace all year round, Sonos music system. Distribution: entrance with cloakroom, living room, dining room, kitchen, storage room, guest toilet, balcony towards Fort Antoine, balcony towards



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Port Hercule and the city, 3 bedrooms, 3 bathrooms, dressing room, numerous cupboards. In addition to the main 4-room apartment, the price includes 1 cellar, 2 closed parking boxes (600.000€ each), a 2-room apartment of 50 square meters (1.700.000€), completely renovated, close to the main apartment, Currently used as a laundry room and sports/wellness area. Alternatively, it can be used as an office, guest room, or accommodation for household staff.









