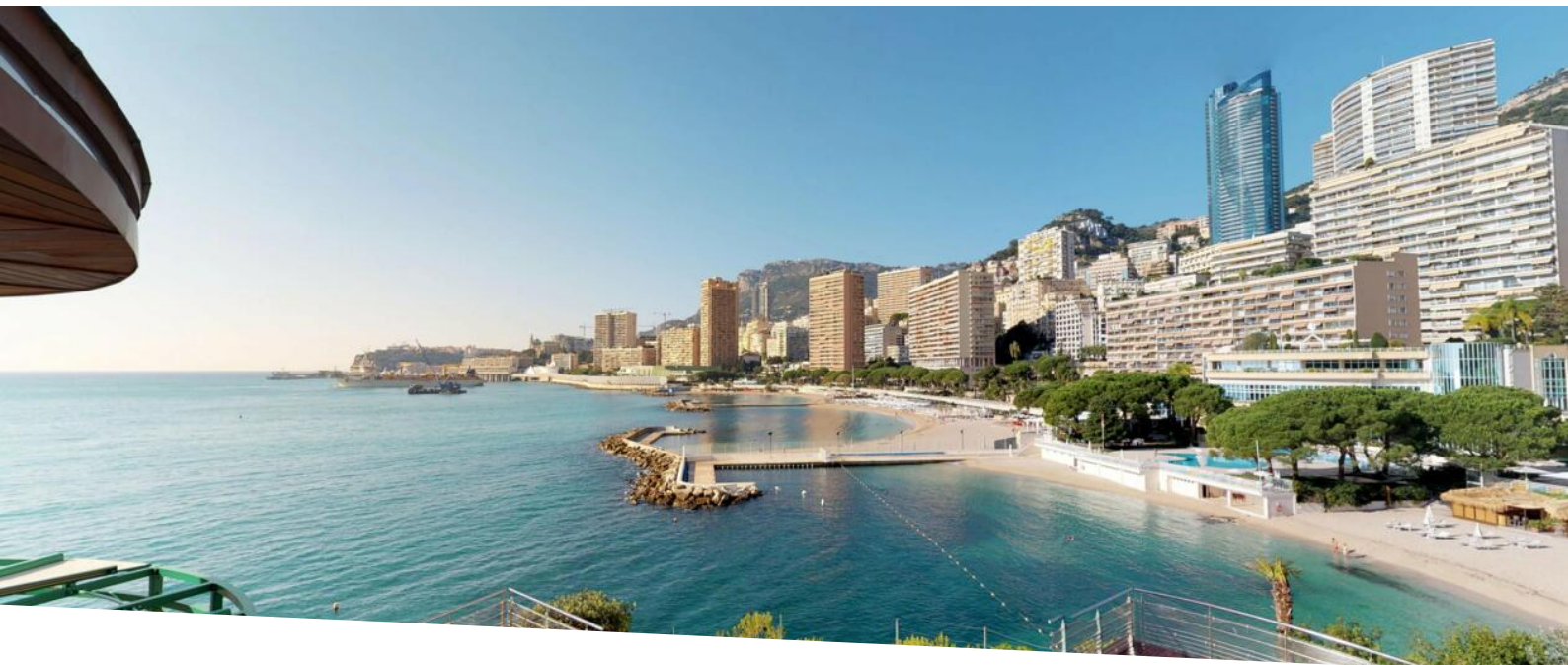




Exceptional Waterfront Villa on the Presqu'île du Larvotto

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_5	

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



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