



## Exceptional property, prestigious residence | Perfect views and best position!

For sale

22 800 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Bay House</b>	<i>District</i> <b>Larvotto</b>
<i>Living area</i> <b>247 m<sup>2</sup></b>	<i>Terrace area</i> <b>23 m<sup>2</sup></b>
<i>Total area</i> <b>270 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>2</b>
<i>View</i> <b>Seaview</b>	<i>Exposure</i> <b>South</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>MP-2675</b>

This prestigious sea-view apartment enjoys an exceptional location in the Larvotto district, just steps from the beaches, restaurants and boutiques. With a total surface area of 270 sqm, including a 23 sqm terrace, it offers an outstanding living environment within a residence featuring services worthy of the finest five-star hotels.

In the renowned Larvotto district, Bay House is part of one of the last and most prestigious real estate developments in the Principality of Monaco. Just steps away from the Monte-Carlo Bay Hotel, renowned restaurants and numerous leisure venues, its seafront location offers an exceptional setting just a stone's throw from the beaches.



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In addition to traditional concierge services and 24/7 security, residents enjoy amenities worthy of a five-star palace, including housekeeping, dry cleaning, valet service and a private shuttle.

Well-being is a central feature of the Bay House, with residents having access to a luxurious spa featuring a hammam, sauna, relaxation area, hair and beauty salon, as well as a state-of-the-art fitness center equipped with Technogym equipment. Bay House also offers to its residents 2 fully equipped meeting rooms.

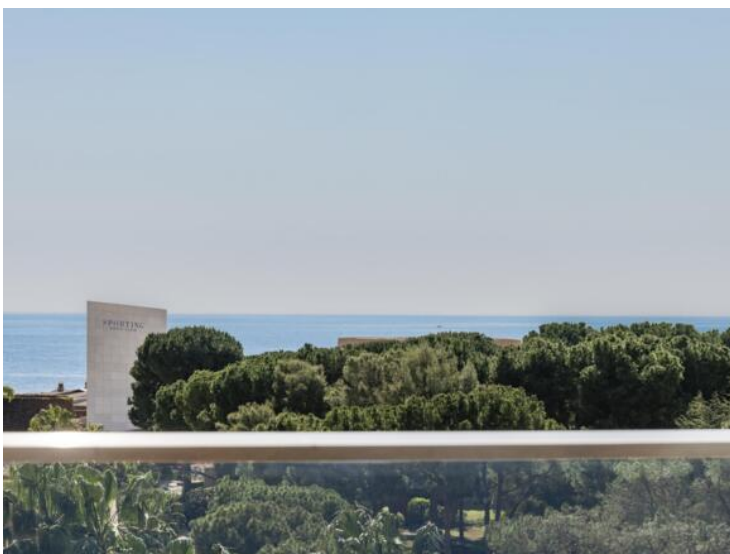
The residence provides access on three levels: via Boulevard d'Italie, Boulevard du Larvotto and Avenue Princesse-Grace, each level connected by dedicated elevators.

This exceptional apartment benefits from a lovely seaview from both the living room and the master bedroom. It features a spacious double living area opening onto a large terrace, a master bedroom with access to the terrace, en-suite bathroom and walk-in closet, a fully equipped independent kitchen with the latest-generation appliances, two guest bedrooms each with their own en-suite bathroom, dressing area and a guest toilet.

A cellar and two large parking spaces complete this property.









265m<sup>2</sup>

