



4P+2P + 2parking RUSCINO - RENOVATED

For sale

Co-exclusive

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>Bedrooms</i> 3
<i>Bathrooms</i> 3	<i>Parkings</i> 2
<i>Cellar</i> 1	<i>Floor</i> 2
<i>Condition</i> Renovated	<i>Mixed use</i> Yes
<i>Ref.</i> V-201	

The Ruscino is a building located in Port Hercule. It is the only residential property on 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 1er and Avenue d'Ostende. The extensive redesign of the common areas is expected to be completed in the first half of 2026. Concierge service 7/24h. Mixed-use residence with the possibility of using the apartments as residential or office space. It is possible to not purchase the annexes according to the prices indicated.

The 4-room apartment (€11,800,000) is formed by joining two units. It has recently undergone extensive renovations. The contemporary-style decor includes all custom-made joinery made by Italian craftsmen, an alarm and camera system, independent heating and air conditioning, outdoor heating allowing you to enjoy the terrace all year round and a Sonos music system. Distribution: entrance with cloakroom, living room, dining room, kitchen, storage room, guest toilet, balcony overlooking Fort Antoine, balcony overlooking Port Hercule and the city, 3 bedrooms, 3 bathrooms, dressing room, and numerous closets. In addition to the main



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4-room apartment, the price includes a cellar, 2 closed parking spaces (€600,000 each), and a completely renovated 2-room apartment of 50 square meters (€1,700,000), 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 staff quarters.







