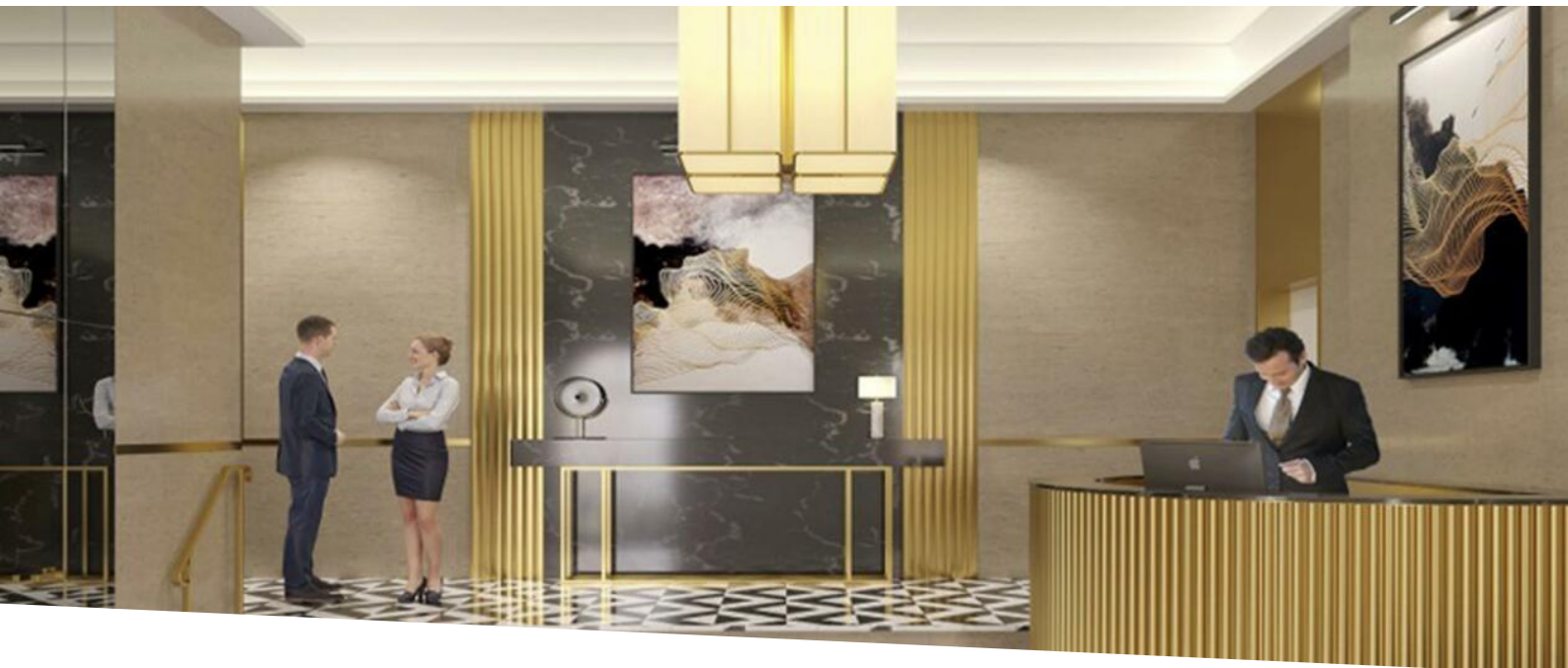




## New Development | Charm and superb location | 2-bedroom apartment

For sale

9 500 000 €

|                                                |                                                   |
|------------------------------------------------|---------------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>        | <i>Num rooms</i><br><b>3 rooms</b>                |
| <i>Building</i><br><b>Villa Ariane</b>         | <i>District</i><br><b>La Rousse - Saint Roman</b> |
| <i>Living area</i><br><b>130 m<sup>2</sup></b> | <i>Terrace area</i><br><b>30 m<sup>2</sup></b>    |
| <i>Total area</i><br><b>160 m<sup>2</sup></b>  | <i>Bedrooms</i><br><b>2</b>                       |
| <i>Bathrooms</i><br><b>2</b>                   | <i>Floor</i><br><b>9</b>                          |
| <i>Release date</i><br><b>Available</b>        | <i>Ref.</i><br><b>MP-2967</b>                     |

In the Saint Roman district, close to all amenities and just a short distance from the Larvotto beaches, we are pleased to present a 2-bedroom apartment on a high floor within a new development, Villa Ariane.

Villa Ariane is more than just an address, it represents a true way of life, blending luxury, comfort and modernity. This exceptional property, located at 16 Boulevard d'Italie, is the result of an audacious architectural transformation, seamlessly merging historical charm with cutting-edge contemporary innovations.

The apartments at Villa Ariane have been designed to offer an exceptional living experience. Each resident will enjoy spacious interiors, top-tier acoustic and thermal insulation, as well as breathtaking views of the Principality of Monaco. The residence also takes an eco-friendly approach, using sustainable materials and incorporating bioclimatic design, ensuring optimal comfort throughout the year.



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Page  
1/2

Ref. : MP-2967

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This apartment consists of an entrance, a spacious living room, an open kitchen, two bedrooms with en-suite bathrooms, and a guest toilet.

Delivery is scheduled for the first quarter of 2026.

Reduced notary fee at 2.5%!

Scheduled delivery: First quarter of 2026

