



# MAGREY & SONS

LUXURY REAL ESTATE

## Magrey And Sons Monaco

2, avenue Saint Laurent  
98000 Monaco

Phone : +377 97 70 10 10

Fax : +377 97 70 10 11

monaco@magrey.com

www.magreymonaco.com



## 1 bedroom apartment garden level with panoramic sea views in Bea

For sale

Sole agent

635 000 €

|                                           |                                           |                                         |                                           |
|-------------------------------------------|-------------------------------------------|-----------------------------------------|-------------------------------------------|
| Product type<br><b>Apartment</b>          | Num rooms<br><b>2 rooms</b>               | City<br><b>Beausoleil</b>               | Country<br><b>France</b>                  |
| Living area<br><b>64,10 m<sup>2</sup></b> | Terrace area<br><b>7,20 m<sup>2</sup></b> | Land area<br><b>46,31 m<sup>2</sup></b> | Garden area<br><b>46,31 m<sup>2</sup></b> |
| Total area<br><b>71,30 m<sup>2</sup></b>  | Bedroom<br><b>1</b>                       | Condition<br><b>New</b>                 | View<br><b>Unobstructed view</b>          |
| Exposure<br><b>West</b>                   | Ref.<br><b>9612K</b>                      |                                         |                                           |

Authentic and exuberant, whether by the sea or in the mountains, the Côte d'Azur never ceases to surprise with its charm and landscapes. It is in Beausoleil that this new Mediterranean address is located, in a lush setting for lovers of a unique lifestyle. Surrounded by greenery and with Parc Grima as a neighbor, this address enjoys a strategic location: close to the center of Beausoleil, just minutes from Monaco, and 30 minutes by car from Nice Airport. At the heart of a landscaped garden, this project with its understated architecture emphasizes large openings, promising abundant light and unobstructed views all the way to the sea. Eight exceptional apartments, from studios to five-room units, offering generous space and premium features. A spa and wellness area will be available to residents. Sold with 1 storage room. Parking spaces 45.000euros Delivery in the 2nd quarter of 2028. Reduced notarie fees.

Features WELL-APPOINTED INTERIORS • Isophonic screed • Engineered wood flooring in living rooms and bedrooms • Ducted reversible air conditioning • Tiled floors and full-height tile surround in bathtubs and showers • Vanity unit with illuminated mirror in bathrooms and shower rooms • Heated towel rail and shower



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screen • Fitted wardrobes • Lacquered aluminum exterior joinery • Motorized roller shutters • Wrought iron or glass railings depending on orientation • Pre-installed home automation system

**PRACTICAL AMENITIES** • Lobby and floor landings decorated by an interior designer • Secure rooftop parking • Bike storage • Optional storage rooms on the garden level • Wellness area with fitness equipment, spa, hammam, and sauna

**ENHANCED SECURITY** • Apartment doors equipped with an A2P\*\* certified lock • Videophone and access control with Vigik® system





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