



## Rental Exclusivity large 3-room apartment Monaco new construction

Rental

Sole agent

16 000 € / month

+ Service charges : 1.205 €

|                                  |                                   |
|----------------------------------|-----------------------------------|
| Product type<br><b>Apartment</b> | Num rooms<br><b>3 rooms</b>       |
| Building<br><b>Villa Ninetta</b> | District<br><b>Moneghetti</b>     |
| Living area<br><b>93,70 m²</b>   | Terrace area<br><b>32 m²</b>      |
| Total area<br><b>125,70 m²</b>   | Bedrooms<br><b>2</b>              |
| Bathrooms<br><b>2</b>            | Parking<br><b>1</b>               |
| Floor<br><b>6</b>                | Service charges<br><b>1 205 €</b> |
| Condition<br><b>New</b>          | Release date<br><b>Available</b>  |
| Ref.<br><b>86501128</b>          |                                   |

This exceptional property stands out for its top-quality finishes and meticulous attention to detail.

We are pleased to present this superb new 3-room apartment, offering a generous 126 m² of living space, located on a high floor of the prestigious Villa Ninetta Residence, an exceptional Belle Époque building,



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Ref. : 86501128

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

enhanced by its turquoise balustrades, handcrafted moldings, and the refined travertine window frames.

It comprises an elegant entrance, a master bedroom with a dressing room and private terrace at the front, a second en-suite bedroom, also with its own dressing room and a French door leading to a magnificent corner terrace. The spacious, light-filled living room opens onto a modern open-plan kitchen, fully equipped and tastefully designed.

The apartment also boasts two stunning terraces totaling 32 m<sup>2</sup>, offering views of the city and the sea, ideal for enjoying outdoor moments of relaxation.

A secure parking space is included, providing direct and convenient access to your vehicle.

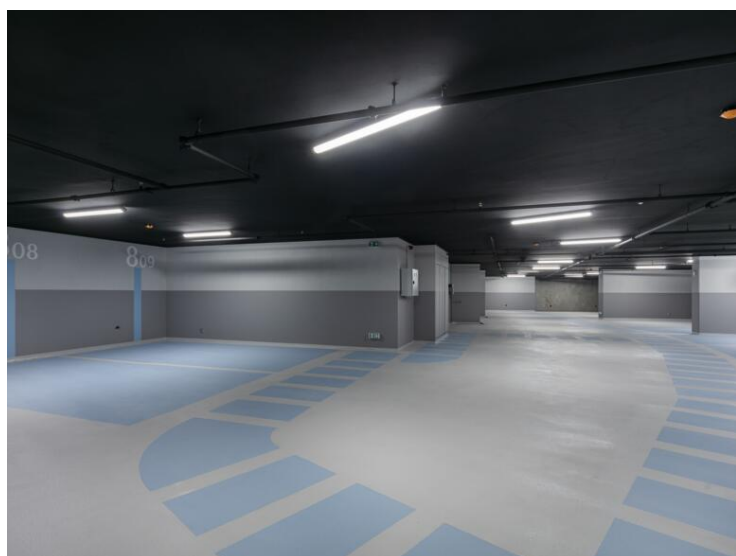
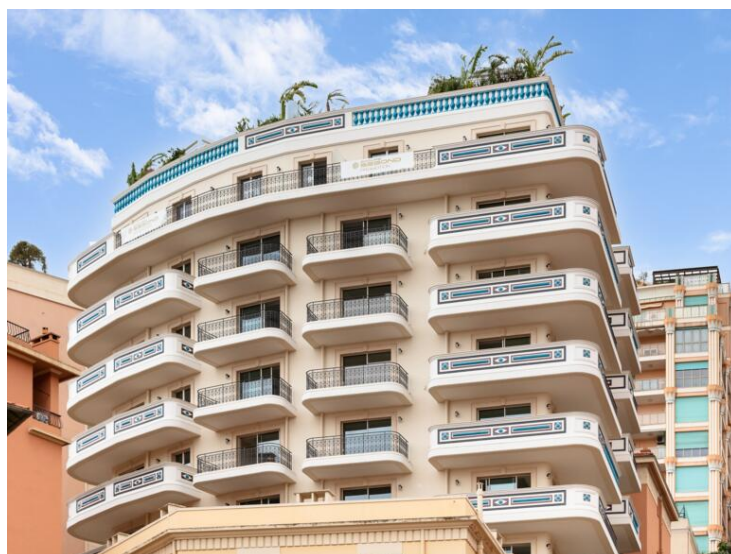
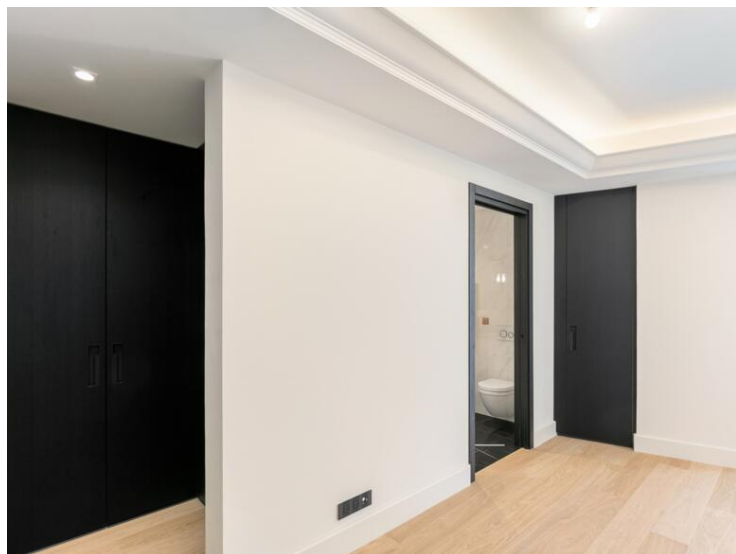
Additionally, the residence offers a concierge service available 24/7, ensuring optimal security and high-quality, personalized service for all residents.

For more information or to arrange a private viewing, please do not hesitate to contact us.







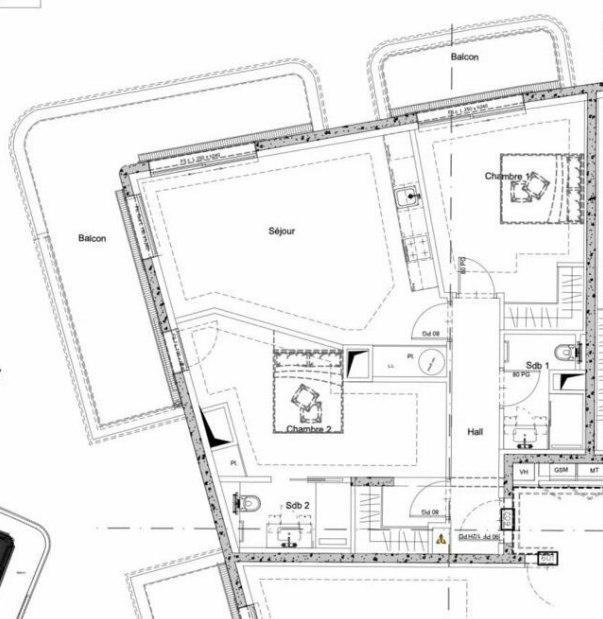
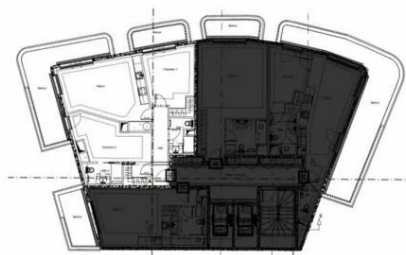




**VILLA NINETTA**  
3, RUE MALBOUSQUET  
PRINCIPAUTE DE MONACO



| 3 P c      | 602                  |
|------------|----------------------|
| Intérieur  |                      |
| Séj./Cuis. | 31.60 m <sup>2</sup> |
| Ch1/Dress. | 19.15 m <sup>2</sup> |
| Sdb 1      | 5.85 m <sup>2</sup>  |
| Ch2        | 21.65 m <sup>2</sup> |
| Sdb 2      | 5.75 m <sup>2</sup>  |
| Autres     | 9.70 m <sup>2</sup>  |
|            | 93.70 m <sup>2</sup> |
| Extérieur  |                      |
| Balcons    | 32.00 m <sup>2</sup> |



MAÎTRE D'OUVRAGE

**SCI NETTANI**

Représentée par Monsieur Eric SEGOND  
SEGOND IMMOBILIER  
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ARCHITECTE

**CABINET NOTARI - ARCHITECTES**

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