



## PENTHOUSE DUPLEX ROOFTOP – VILLA LES PINS

For sale

8 450 000 €

<i>Product type</i> <b>Penthouse/Roof</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Villa les Pins</b>	<i>District</i> <b>Moneghetti</b>
<i>Living area</i> <b>93 m<sup>2</sup></b>	<i>Terrace area</i> <b>157 m<sup>2</sup></b>
<i>Total area</i> <b>250 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Parkings</i> <b>2</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>12 - 13</b>	<i>Annual costs</i> <b>6 000 €</b>
<i>Condition</i> <b>Very good condition</b>	<i>View</i> <b>Sea and Monaco View</b>
<i>Exposure</i> <b>Triple exposure</b>	<i>Release date</i> <b>To be determined</b>
<i>Ref.</i> <b>PEV951</b>	

Located on the top two floors of the Villa Les Pins residence, in the residential and peaceful area of Moneghetti, this exceptional duplex penthouse has a total of 250 m<sup>2</sup>. From its private roof terrace of 157 m<sup>2</sup>, the panoramic view embraces the entire Principality, the port, the Rock and the Italian coast. A rare panorama, a unique way of life, far from the hustle and bustle of the city centre while remaining a stone's throw from its attractions

Raised on two levels and bathed in light thanks to its triple exposure, this exceptional apartment consists on the first level of an entrance with storage, a large living-dining room open to a large fully equipped kitchen, two bedrooms, one of which has a dressing room, a bathroom, a guest toilet, all extended by beautiful



terraces. On the upper floor, the fully furnished roof terrace offers a summer kitchen, jacuzzi, solarium, laundry room and guest toilet. A real open-air wellness area. A closed box for two vehicles as well as two parking spaces and a cellar complete this exceptional property.







