



## Large apartment with a private pool

Rental

70 000 € / month

+ Service charges : 9.200 €

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| <i>Product type</i><br><b>Apartment</b>        | <i>Num rooms</i><br><b>+5 rooms</b>             |
| <i>Building</i><br><b>Memmo Center</b>         | <i>District</i><br><b>Fontvieille</b>           |
| <i>Living area</i><br><b>366 m<sup>2</sup></b> | <i>Terrace area</i><br><b>336 m<sup>2</sup></b> |
| <i>Total area</i><br><b>702 m<sup>2</sup></b>  | <i>Bedrooms</i><br><b>5</b>                     |
| <i>Bathrooms</i><br><b>5</b>                   | <i>Parkings</i><br><b>4</b>                     |
| <i>Cellar</i><br><b>1</b>                      | <i>Floor</i><br><b>9</b>                        |
| <i>Service charges</i><br><b>9 200 €</b>       | <i>Condition</i><br><b>Luxurious services</b>   |
| <i>View</i><br><b>Sea view</b>                 | <i>Exposure</i><br><b>South-West</b>            |
| <i>Release date</i><br><b>01/08/2026</b>       | <i>Ref.</i><br><b>HHL170426</b>                 |

Luxury building in Fontvieille offering high-end services, elegant finishes and contemporary architecture. Located in a prestigious area, it benefits from a quiet environment, close to shops, the port and amenities. Secure residence with exclusive services, ideal for a refined living environment in the Principality.

Exceptional property, rare on the market, located in a very high standing residence in Fontvieille, offering concierge service and fitness area.



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This sumptuous apartment seduces with its generous volumes and its breathtaking view of the port of Cap-d'Ail.

The entrance opens onto an elegant hall leading to a large living room bathed in light, extended by a loggia and a large terrace with a private swimming pool, a real relaxation area.

The independent kitchen, fully equipped, is accompanied by a functional laundry room.

The master suite has an en-suite bathroom, a dressing room and benefits from direct access to a south-facing loggia with sea views.

Four additional bedrooms, each with en-suite bathroom and dressing room, open onto the terrace, guaranteeing comfort and privacy to all occupants.













