



## MONACO - Magnificent 4-room apartment

For sale

23 700 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>Building</i> <b>Bay House</b>	<i>District</i> <b>Larvotto</b>
<i>Living area</i> <b>251,50 m<sup>2</sup></b>	<i>Terrace area</i> <b>54,90 m<sup>2</sup></b>	<i>Total area</i> <b>339,20 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Condition</i> <b>New</b>	<i>View</i> <b>Unobstructed view</b>	<i>Ref.</i> <b>86639461</b>

Located in the exclusive Larvotto district, in the 'Bay House' residential complex, offering unrivalled luxury in Monaco, magnificent 4-room apartment.

Located on the second floor, with a surface area of approx. 251.5m<sup>2</sup>, including 3 bedrooms, a large terrace of approx. 54.9m<sup>2</sup>, a patio area of approx. 32.8m<sup>2</sup> and a storage room, the apartment is a real gem.

4 additional parking spaces are available for this property (500.000euros/per space).

Each residence features generous reception areas, as well as bay windows and south-facing balconies offering panoramic views of the Mediterranean.

The residences have a direct entrance to their own secure parking lot, with access on three levels - via boulevard d'Italie, boulevard du Larvotto and avenue Princesse-Grace. Each of the three levels is linked by dedicated elevators.

Natural light is an integral part of Bay House. On all floors, the apartments feature large bay windows and atriums, which flood the living areas with light. The furnishings and materials are of the highest quality,



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entirely crafted and assembled by talented artisans.

Ultra-modern home automation systems control lighting, air-conditioning and videophone systems. Concierge services include daily shuttle and valet parking, housekeeping and laundry. In addition, most units have direct access to private parking spaces at the rear of the residence.

Over 500 m2, Bay House offers a range of services and facilities that is unique in Monaco. The spa in particular features massage rooms, a steam room and sauna, a hairdressing and beauty salon, relaxation areas and separate men's and women's changing rooms. The fitness area features state-of-the-art Technogym equipment.

