



## VILLA LES PINS - Jardin Exotique - Duplex Penthouse with Panoramic Views

For sale

8 450 000 €

|   |   |
|---|---|
| <i>Product type</i><br><b>Penthouse/Roof</b>  | <i>Num rooms</i><br><b>3 rooms</b>              |
| <i>Building</i><br><b>Villa les Pins</b>      | <i>District</i><br><b>Moneghetti</b>            |
| <i>Living area</i><br><b>93 m<sup>2</sup></b> | <i>Terrace area</i><br><b>157 m<sup>2</sup></b> |
| <i>Total area</i><br><b>250 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>2</b>                     |
| <i>Bathroom</i><br><b>1</b>                   | <i>Parking</i><br><b>1</b>                      |
| <i>Cellar</i><br><b>1</b>                     | <i>Floor</i><br><b>12</b>                       |
| <i>Condition</i><br><b>Good condition</b>     | <i>Rented</i><br><b>Yes</b>                     |
| <i>View</i><br><b>Panoramic Sea View</b>      | <i>Exposure</i><br><b>Triple</b>                |
| <i>Ref.</i><br><b>HP-VVLP12</b>               |   |

Top-floor duplex penthouse with landscaped rooftop, panoramic views over the sea, port and Rocher, with double garage.

In the quiet residential area of Jardin Exotique, within a high-standing building with concierge service, this



duplex penthouse on the 12th floor offers 93 sqm of internal space extended by 157 sqm of terraces.

It enjoys panoramic views over the sea, the Port of Monaco, the Rocher and the Italian coastline. The main level is centred around a living area fully open to the outside through large bay windows, providing constant natural light and uninterrupted views. The fully equipped kitchen integrates seamlessly with the living space and terrace. The night area comprises two bedrooms, including one with a dressing room, complemented by a separate bathroom, guest toilets and additional storage.

A staircase leads to an expansive rooftop terrace fitted with a jacuzzi, solarium, summer kitchen with barbecue area, as well as guest toilets and a laundry area, creating a rare and fully usable outdoor living space. A cellar and a double garage within the building are included.











