



## PARC SAINT ROMAN - DUPLEX

For sale

Price on request

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Parc Saint Roman</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>176 m<sup>2</sup></b>	<i>Terrace area</i> <b>39 m<sup>2</sup></b>
<i>Total area</i> <b>215 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>Good condition</b>
<i>Mixed use</i> <b>Yes</b>	<i>View</i> <b>Sea view, Mountain &amp; Cap Martin</b>
<i>Exposure</i> <b>Double exposure</b>	<i>Release date</i> <b>Available</b>
<i>Ref.</i> <b>V1624-2C</b>	

In a luxury residence with swimming pool and private park, four-room duplex.

Contemporary apartment located in the sought-after "Parc Saint Roman" residence, which features a private park with swimming pool, pool house, and snack bar. The secure residence with 24/7 concierge service is



ideally situated near the Monte-Carlo Country Club, Monte-Carlo Beach, and beaches, in the eastern part of the La Rousse-Saint Roman district.

This high-floor four-room apartment enjoys beautiful views of the sea, Cap Martin, and the mountains, overlooking the tennis courts of the Monte-Carlo Country Club. On the first level: an entrance hall, a double living room with dining area and open-plan kitchen, a pantry, guest WC, and two enclosed terraces.

On the upper floor: a master bedroom with open bathroom, WC, walk-in closet, and a terrace with sea and Cap Martin views. Two additional bedrooms, two shower rooms, and a laundry room. A secondary entrance is also located on this floor.

A parking space and a cellar complete the property.

