



## Elegant Top-Floor 3-Bedroom Apartment with Balconies & Pleasant view

For sale

4 900 000 €

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| <i>Product type</i><br><b>Apartment</b>                              | <i>Num rooms</i><br><b>4 rooms</b>             |
| <i>Building</i><br><b>5 Rue Princesse Caroline,<br/>98000 Monaco</b> | <i>District</i><br><b>Condamine</b>            |
| <i>Living area</i><br><b>90 m<sup>2</sup></b>                        | <i>Terrace area</i><br><b>15 m<sup>2</sup></b> |
| <i>Bedrooms</i><br><b>3</b>  | <i>Bathrooms</i><br><b>2</b>                   |
| <i>Cellar</i><br><b>1</b>  | <i>Floor</i><br><b>3</b>                       |
| <i>Condition</i><br><b>Good condition</b>                            | <i>Mixed use</i><br><b>Yes</b>                 |
| <i>View</i><br><b>Sea glimpse</b>                                    | <i>Exposure</i><br><b>Bright</b>               |
| <i>Laws</i><br><b>1235</b>   | <i>Ref.</i><br><b>CODA2</b>                    |

In the heart of La Condamine, this top-floor 3-bedroom apartment is distinguished by its brightness, three balconies, pleasant sea views, and its privileged living environment.

Located on the top floor of a building in a sought-after pedestrian street in La Condamine, this elegant 4-room apartment offers 90 sqm of living space, complemented by 15 sqm of balconies.

Filled with natural light, the property features a spacious living room with an open-plan kitchen opening onto





three balconies enjoying a pleasant sea view. The sleeping area currently comprises three bedrooms and two bathrooms, one with a shower and the other with a bathtub.

The apartment also offers the opportunity to be redesigned into a spacious 2-bedroom apartment, featuring a master suite with a walk-in dressing room and en-suite bathroom, a second bedroom for guests or children with its own bathroom, and a large living area combining an open-plan kitchen, lounge, and dining space.

The visuals presented are design and renovation renderings provided for **inspiration purposes only**, illustrating the property's full potential.

Its prime location, abundant natural light, and outdoor spaces make this a rare opportunity in the heart of Monaco.



Design Vision for a Future Renovation



Architect's rendering



Architect's rendering



Architect's rendering





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