



## Splendid 3 room apartment sold turnkey in a brand new residence

For sale

9 850 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Villa Ariane</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>141,97 m<sup>2</sup></b>	<i>Terrace area</i> <b>32,77 m<sup>2</sup></b>
<i>Total area</i> <b>174,74 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>
<i>Condition</i> <b>Luxurious services</b>	<i>Furnished</i> <b>Yes</b>
<i>Ref.</i> <b>PPEV2623</b>	

Within the newly unveiled Villa Ariane residence, recently restored and delivered in a remarkable bourgeois style, discover this sumptuous two-bedroom apartment offering premium amenities in a refined and exceptionally central setting.

The residence stands out for its elegant common areas, concierge service, and outstanding level of comfort. It also benefits from two elevators, one of which provides direct access to the apartment, ensuring absolute privacy. Ideally located on the highly sought-after Boulevard d'Italie, the residence boasts a prime location in the heart of a vibrant neighborhood with all amenities within immediate reach, including supermarkets, shops, cafés, restaurants, public transportation, and quick access to the Larvotto beaches, the city center, and the Principality's main points of interest.





Brand new and sold fully furnished, this turnkey apartment has been thoughtfully designed with particular attention paid to materials, proportions, and natural light. The palette of natural tones, enhanced by the warmth of wood and the softness of carefully selected textures, creates a refined and soothing atmosphere, offering a true sense of cocooning comfort, ideal for relaxation and well-being.

Upon entering, numerous built-in closets provide ample storage space. The spacious living and dining room offers a warm yet contemporary living environment. A separate, fully fitted and equipped kitchen is complemented by an adjoining laundry room.

The sleeping quarters consists of two beautiful en-suite bedrooms, each with its own private shower room. The principal bedroom also benefits from a separate dressing room. A guest toilet completes the apartment's practical and well-designed layout.

The outdoor spaces seamlessly extend the living areas : the living room and one of the bedrooms open onto a generous planted loggia, while the second bedroom enjoys its own private loggia.

A cellar within the building is included in the asking price.

A rare property combining the timeless charm of bourgeois architecture with contemporary high-end finishes and exceptional comfort.











