Savills Monaco Real Estate
Roqueville, 20 boulevard Princesse Charlotte
98000 Monaco
Phone : +377 97 70 42 00
Fax : +377 97 70 42 01
monaco@savills.com
www.savills.mc



# Exceptional Villa on the Rock - "Le Rocher"

## Rental

## 85 000 € / month

| | |
|---|---|
| *Product type*<br>**House** | *Num rooms*<br>**14** |
| *Building*<br>**Monaco Ville** | *District*<br>**Monaco-Ville** |
| *Living area*<br>**636 m²** | *Bedrooms*<br>**4** |
| *Bathrooms*<br>**7** | *Parkings*<br>**2** |
| *Box*<br>**1** | *Floor*<br>**6** |
| *Mixed use*<br>**Yes** | *Release date*<br>**01.01.27** |
| *Ref.*<br>**LOC273** | |

Residential and Professional Use

Overlooking the historic district of “*Le Rocher*”, this remarkable detached villa enjoys one of the most exclusive and sought-after addresses in the Principality. Spanning six levels, this rare property combines generous living spaces, high-end finishes, and breathtaking views of Monaco’s most iconic landmarks.

Comprising 14 rooms, the villa offers extensive reception and living areas enhanced by carefully selected noble materials, notably elegant oak flooring, as well as premium fixtures and fittings designed to meet the highest standards of comfort and sophistication.



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One of the property's most outstanding features is its exceptional panoramic views over the Prince’s Palace, the Principality, and the Mediterranean Sea. Numerous terraces and living spaces have been designed to fully embrace these remarkable vistas, offering an unparalleled lifestyle in the heart of Monaco’s historic quarter.

Dedicated to well-being and relaxation, the villa features a private wellness area complete with an indoor swimming pool, jacuzzi, and hammam, creating an exclusive retreat for its residents.

The property also benefits from a secure enclosed garage with space for two vehicles, equipped with electric doors, as well as two independent access points, ensuring maximum convenience and privacy.

Its privileged location allows residents to fully enjoy Monaco’s rich historical and cultural heritage. Just moments from the Prince’s Palace, Monaco Cathedral, and the Oceanographic Museum, the villa enjoys the unique atmosphere and prestige of the Principality’s most emblematic district.

On the top floor, a spectacular retractable glass-roofed reception area is flooded with natural light. Extended by a spacious terrace offering privileged views of the Prince’s Palace, this exceptional space is ideal for entertaining, hosting private events, dining, or simply relaxing. An elegant independent winter garden further enhances this unique level.

Beyond its residential appeal, the property also benefits from **mixed-use zoning**, allowing for prestigious professional occupancy. This highly sought-after feature, exceptionally rare on Le Rocher, makes it possible to establish the headquarters of a distinguished company in an unrivalled setting, where private office premises of this calibre are virtually impossible to find.

As the entire building is under single ownership, it is also possible to combine residential and professional uses, offering exceptional flexibility for executives, family offices, private investment structures, or companies seeking a prestigious corporate address in the heart of Monaco.

A truly exceptional property combining a unique location, exclusive amenities, remarkable operational flexibility, and incomparable views of one of the Principality’s most iconic landmarks.







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