

Les Terrasses Du Port For Sale

Monaco, Fontvieille, 98000 Fontvieille

26,900,000 €

QUICK SPEC

Year of Construction	2019
Bedrooms	3
Half Bathrooms	1
Full Bathrooms	3
Interior Surface approx	379 m2 - 4,090 Sq.Ft
Exterior Surface approx	TBA m2 - TBA Sq.Ft
Parking	2 Cars
Property Type	Apartment

TECHNICAL SPECIFICATIONS

In a prestigious building located on a residential area of Fontvieille, Les Terrasses du Port benefits from a concierge service, a fitness gym and a swimming pool. Only few minutes' walk to the Jardin de la Roseraie Princesse Grace with its children area, its pond and its Rose garden offer a nice walk until the Port de Fontvieille and its restaurants and bars. The beach of Marquet in Cap d'Ail is very close. This wonderful family apartment of 5 rooms has been entirely renovated with high standard materials and contemporary design. The flat consists of an entrance, a double living room, dining room opening and a separated fully fitted kitchen. These 2 last rooms open onto one of the 2 large closed loggias that can be completely opened during the summer season. The first loggia benefits from a view over the Port of Cap d'Ail and has a lounge area and a summer kitchen. On the other side of the apartment are the master bedroom with walk-in closet and a shower room, a second bedroom with walk in closet and bathroom en-suite, a third bedroom, a bathroom and a guest toilet. The second large loggia has a garden view and offer a living/game room and an office.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 3

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 4

- Full Bathrooms - 3
- Half Bathrooms - 1

OTHER ROOMS

- Entrance, A Double Living Room, Dining Room Opening And A Separated Fully Fitted Kitchen.
- 2 Large Closed Loggias That Can Be Completely Opened During The

Summer Season. The First Loggia Benefits From A View Over The Port Of Cap D'ail And Has A Lounge Area And A Summer Kitchen. The Second Large Loggia Has A Garden View And Offer A Living/Game Room And An Office

HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Forced air

INTERIOR FEATURES

- Concierge Service
- A Fitness Gym And A Swimming Pool
- Renovated With High Standard Materials And Contemporary Design.
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EXTERIOR AND LOT FEATURES

- Few Minutes' Walk To The Jardin De La Roseaie Princesse Grace.
- The Beach Of Marquet In Cap D'ail Is Very Close

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POOL AND SPA

- Swimming Pool

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LAND INFO

- Lot Size: TBA m2 - TBA Sq.Ft

GARAGE AND PARKING

- Garage Spaces: 2 Cars
- Parking Spaces: Subterranean

BUILDING AND CONSTRUCTION

- Living: 379 m2 - 4,090 Sq.Ft
- Year Built: 2018
- Location : TBA
- Topography : City

- Levels or Stories:
- Structure Type: Building
- House Style: Apartment
- Furnishing : Furnished
- Materials - Concrete / Stones

SCHOOL INFORMATION

Education in Principality of Monaco is compulsory from age 6 to 16, Primary education starts at age 6 at one of 7 local schools, and takes 5 years to complete.

- The International School of Monaco
- Institution François D'Assise-Nicolas Barré
- Course Saint Maur
- Mediterranean Center D'études Françaises
- Montessori School Bilingual Les Colibris
- Abc School International

AMENITIES AND COMMUNITY FEATURES

- Buying property in the Monaco is not a problem for foreigners. There are no specific restrictions on foreign buyers, but they must have a minimum income of €100,000 per annum. Monaco also allows buyers to purchase a property in either their own name, or in a company name, as long as it is UK, French, Isle of Man, British Virgin Islands, Luxembourg or Swiss registered

OTHERS

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|---------------------------|---------------------|
| • Elevator | • Intercom System |
| • City Views | • Concierge Service |
| • Ocean Views | • Port Views |
| • Mountain Views | • Waterfront |
| • Terrace / Outdoor Space | |

ABOUT THE AREA

Monaco, officially the Principality of Monaco, is a sovereign city-state, country, and microstate on the French Riviera in Western Europe. France borders the country on three sides while the other side borders the Mediterranean Sea. Monaco is about 15 km from the state border with Italy. miles.

Fontvieille is the southernmost ward in the Principality of Monaco. It was developed by an Italian architect, Manfredi Nicoletti, between the 1970s and the 1990s. Fontvieille was constructed, after Italian engineer Gianfranco Gilardini's design, almost entirely on artificially reclaimed land and thus represents one of the younger parts of the principality. In order to combat the chronic land shortage in the extremely densely populated principality, the work was begun in 1966 to create new land in the Mediterranean Sea southwest of le rocher. In 1981, the then Crown Prince Albert (since April 6, 2005 Albert II, Prince of Monaco) laid the cornerstone for the new city quarter.