

# Mirabeau Apartment For Sale

## Monaco, Monte Carlo, 98000 Larvotto

**31,900,000 €**

### QUICK SPEC

Year of Construction	2019
Bedrooms	4
Half Bathrooms	1
Full Bathrooms	4
Interior Surface approx	289 m2 - 3,121 Sq.Ft
Exterior Surface approx	TBA m2 - TBA Sq.Ft
Parking	2 Cars
Property Type	Apartment

### TECHNICAL SPECIFICATIONS

Just a few steps from the Casino of Monte Carlo, its magnificent gardens and neighbor Palaces, the Mirabeau is one the most sought-after residence of the city. Located in the heart of the Famous Carré d'Or, this beautiful building provides very high standard services, such as a modern gym, a beautiful swimming pool and 24/7 concierge services. the Mirabeau has a second entrance, on the sea side, which brings directly to the Larvotto Beaches, Yacht Club and Port of Monaco. A new entrance hall will be created, leading to 1 or 2 large bedrooms, opening onto a very nice loggia facing the sea. Each bedroom will have its own dressing room and bathroom. Then, the hallway leads to the second night area, with a first bedroom with shower room, and a beautiful Master bedroom with a walk-in closet and a bath/shower room. Both bedrooms open a second loggia with stunning views on the elegant façades of the Casino, its gardens, the Port and the Rocher in the distance. The living area features a large living room opening onto a wide terrace facing the sea. One will find there a modern fully fitted kitchen with a contemporary glass wine cellar. One the other side of the living room, a window shows the Casino, as a painter's masterpiece. This apartment for sale comes with a cellar and a large carpark and a smaller parking space.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 4

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms - 4
- Half Bathrooms - 1

## OTHER ROOMS

- Each Bedroom Will Have Its Own Dressing Room And Bathroom. The Second Night Area, With A First Bedroom With Shower Room, Beautiful Master Bedroom With A Walk-In Closet.

Both Bedrooms Open A Second Loggia With Stunning Views Of The Casino, Its Gardens, The Port And The Rocher In The Distance. The Living Area Features A Large Living Room Opening Onto A Wide Terrace Facing The Sea

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Forced air

## INTERIOR FEATURES

- Modern Gym
- A And 24/7 Concierge Services
- Luxury Finishing With An Exceptionally High-Quality Level. Each Detail Has Been Carefully Studied, The Materials

Meticulously Chosen To Upgrade This Flat To The Highest

## EXTERIOR AND LOT FEATURES

- Just A Few Steps From The Casino Of Monte Carlo, Its Magnificent Gardens And Neighbor Palaces,One The Most Sought-After Residence Of The City.

- Second Entrance, On The Sea Side, Which Brings Directly To The Larvotto Beaches, Yacht Club And Port Of Monaco

## POOL AND SPA

- Beautiful Swimming Pool

## LAND INFO

- Lot Size: TBA m2 - TBA Sq.Ft

## GARAGE AND PARKING

- Garage Spaces: 2 Cars
- Parking Spaces: Subterranean

## BUILDING AND CONSTRUCTION

- Living: 289 m2 - 3,121 Sq.Ft
- Year Built: TBA
- 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

- |                           |                        |
|---------------------------|------------------------|
| • Elevator                | • Intercom System      |
| • City Views              | • Circuit Views        |
| • Ocean Views             | • Port Views           |
| • Mountain Views          | • Private Beach Access |
| • Terrace / Outdoor Space | • Waterfront           |

## 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.

Larvotto is northeast of Monte Carlo and La Rousse. It borders Roquebrune-Cap-Martin, Provence-Alpes-Côte d'Azur, France, to the northeast. The Grimaldi Forum, a conference and congress centre, is located on the seafront of Larvotto. Avenue Princesse Grace, located alongside Larvotto Beach, was the world's most expensive street to live on. The average apartment was \$6,970 per square foot (\$75,000/m<sup>2</sup>). The Japanese Garden is a municipal park on the Avenue Princesse Grace.