

# Unique Mirabeau Apartment For Sale Monaco, Monte Carlo, 98000 Larvotto

**37,500,000 €**

## QUICK SPEC

Year of Construction	2019
Bedrooms	4
Half Bathrooms	1
Full Bathrooms	4
Interior Surface approx	440 m2 - 4,736 Sq.Ft
Exterior Surface approx	TBA m2 - TBA Sq.Ft
Parking	2 Cars
Property Type	Apartment

## TECHNICAL SPECIFICATIONS

In Résidence Mirabeau, one of the most beautiful and prestigious residences in Monaco, sumptuous family apartment located in the very center of Carré d'Or. Concierge service 24h/24, swimming pool, fitness room and restaurant in the residence.

Generous apartment with luxurious finishings located on a high floor and comprising 4 bedrooms. Outstanding sea and Casino views. This exceptional apartment is located on a high floor of the prestigious "Mirabeau" residence, famous for its perfect location in the Golden Square facing the sea and for its luxurious amenities. It consists of the reunion of 2 apartments comprising a spacious living dining room opening on to a beautiful landscaped terrace with sea view, a fully equipped kitchen with high end appliances, 4 bedrooms with ensuite bathrooms. The price includes 2 large parking spaces and a cellar.

## PROPERTY FEATURES

### BEDROOMS

- Total Bedrooms - 4

- Master Bedrooms -
- Suite -

### BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms - 4
- Half Bathrooms - 1

#### OTHER ROOMS

- Entrance Hall, Guest Toilet, Big Living Room With A Terrasse, Fully Equipped Kitchen, Laundry Room, Master Bedroom Of 50 M2 With Its Dressing And Bathroom With A Terrasse, 3

Bedrooms Each One With Its Dressing And Bathroom And Terrasse

#### HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Forced air

#### INTERIOR FEATURES

- One Of The Most Beautiful And Prestigious Residences In Monaco,
- Sumptuous Family Apartment Located In The Very Center Of Carré D'Or.

- Concierge Service 24H/24, Swimming Pool, Fitness Room And Restaurant In The Residence.

#### 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: 440 m2 - 4,736 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
- City Views
- Ocean Views
- Mountain Views
- Terrace / Outdoor Space
- Intercom System
- Circuit Views
- Port Views
- Private Beach Access
- 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.