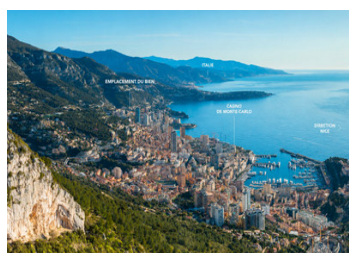
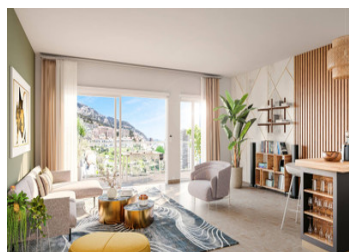


## Luxury Residence with Exceptional 60 m Terrace & Sea Views – Minutes from Monaco



## INFORMATION

|                |                    |
|----------------|--------------------|
| Town:          | Beausoleil         |
| Department:    | Alpes-Maritimes    |
| Bed:           | 4                  |
| Bath:          | 2                  |
| Floor:         | 112 m <sup>2</sup> |
| Outside Space: | 60 m <sup>2</sup>  |



## IN BRIEF

Just minutes from Monaco, this prestigious new residence offers an exceptional lifestyle in a peaceful residential setting. This elegant 6th-floor apartment features 112.65 m<sup>2</sup> of refined living space, an exceptional 60.25 m<sup>2</sup> private terrace with beautiful sea views, premium finishes built to the latest RE2020 environmental standards, and a secure private parking space. Set within an exclusive development of just 28 apartments, with only two residences remaining, this is a rare opportunity to own a brand-new home on the French Riviera. Expected delivery: Q1 2028

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

Situated on the 6th floor of an exclusive new residence, this exceptional four-bedroom apartment offers 112.65 m<sup>2</sup> of beautifully designed living space, complemented by a spectacular 60.25 m<sup>2</sup> terrace that seamlessly extends the interior outdoors. Set in a peaceful residential environment just minutes from Monaco, it provides the perfect balance between tranquillity, privacy and outstanding convenience.

Within approximately 10 minutes by car, you can reach Larvotto Beach, the Métropole Shopping Monte-Carlo, Monaco's world-famous Casino district, supermarkets, designer boutiques, restaurants and all the amenities of the Principality. The residence also benefits from excellent public transport, with bus routes 12, 18 and 24 providing convenient connections to central Beausoleil and Monaco in approximately 8 minutes, making everyday commuting effortless without relying on a car.

Built to the latest RE2020 environmental standards, this brand-new apartment impresses with its generous proportions, abundant natural light and premium-quality finishes. The impressive 60.25 m<sup>2</sup> terrace creates an exceptional outdoor living space—ideal for al fresco dining, entertaining family and friends, or simply relaxing while enjoying the Mediterranean climate and beautiful sea views.

The apartment forms part of an intimate, secure residence of just 28 apartments, featuring video entry, lift access and high-end specifications throughout. It is sold with one secure private parking space. Additional features include reversible air conditioning, electric roller shutters, an individual thermodynamic hot water system, and carefully selected premium materials designed for both comfort and exceptional energy efficiency. Only two apartments remain available, making this a rare opportunity to acquire a brand-new residence...

## LOCAL TAXES

|                         |                 |
|-------------------------|-----------------|
| <b>Taxe foncière:</b>   | <b>2500 EUR</b> |
| <b>Taxe habitation:</b> | <b>2500 EUR</b> |

## NOTES