



**AFIM** S.A.M  
Monaco Real Estate  
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7 900 000 €

**Buying apartment**

**3 rooms**

**Surface : 208 m<sup>2</sup>**

**Year of construction : 1999**

**Exposition : Sud ouest**

**View : Mer et ville**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : luxury**

**Building condition : good**

**Features :**

Lift, Résidence avec piscine, Résidence avec jardin, Concierge Service, Secured residence, Double Glazing, Calm, Reinforced door

2 bedroom

1 terrace

2 bathrooms

3 WC

2 cellars

Document non contractuel

30/04/2024



### Apartment Monaco Patio Palace

Jardin Exotique district, superb 3/4 room apartment, on a high floor, of approximately 208 m<sup>2</sup> including 155.48 m<sup>2</sup> of living space 53.31 m<sup>2</sup> of terrace, offering a view of the sea and the city. Facing South-West, the apartment offers good light. Description: Entrance, large living room, lounge, fitted independent kitchen, 2 bedrooms, 2 bathrooms, 3 toilets. 2 cellars complete this property. Possibility, 3 parking spaces, extra at €370,000 per unit, Currently rented until 07/31/2024 at €10,800 p/month + €850 provisions on charges. Secure residence with swimming pool, gardens and concierge.



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Document non contractuel. La superficie est indicative et sous la seule responsabilité du vendeur ou bailleur  
AFIM ne saurait être tenue pour responsable en cas de différence entre la superficie annoncée et celle mesurée

Honoraires d'agence : Vente : 3% + Tva 20% en sus - Location : 10% + Tva 20% en sus