

## BEAUSOLEIL - CITY CENTER - 2-BEDROOM APARTMENT

Reference 01082025000009



### DESCRIPTION OF THE PROPERTY

Just a 5-minute walk from Monaco, discover this superb dual-aspect apartment ideally located in a quiet, secure and highly sought-after residence. Filled with natural light, the property offers exceptional views over the sea as well as the prestigious Casino de Monte-Carlo, a true symbol of the Principality. The apartment features two comfortable bedrooms, an elegant bathroom, and a modern fully equipped kitchen opening onto a pleasant living area. Ample storage optimises every space, while the refined décor creates a warm and contemporary atmosphere. Thanks to its dual-aspect layout, the property benefits from excellent natural ventilation and brightness throughout the day. A private cellar completes this property. Located in a sought-after residential area with direct and easy access to Monaco, this apartment represents a rare opportunity, ideal both as a primary residence or an investment. ? Contact us now to arrange a viewing and discover this exceptional property.

**Euro 2 500**

### FEATURES

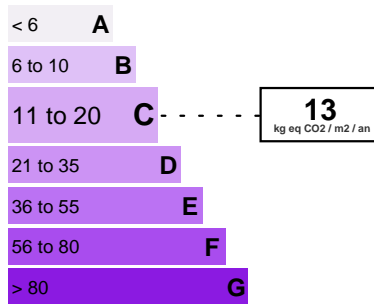
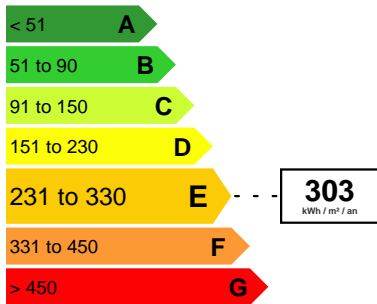
City	<b>Beausoleil</b>	Monthly rent including charges :	<b>Euro / month 2 500</b>
Monthly charges :	<b>Euro 100</b>	Charges included :	<b>Water Co-ownership fees</b>
Rental deposit amount :	<b>Euro 4 400</b>	Recovery of rental charges :	<b>Annual provision</b>

**JLR IMMO**

Monday: 09:00–13:00 / 14:00–18:30 Tuesday: 09:00–13:00 / 14:00–18:30 Wednesday: 09:00–13:00 / 14:00–18:30 Thursday: 09:00–13:00 / 14:00–18:30 Friday: 09:00–13:00 / 14:00–18:00 Saturday: Closed Sunday: Closed

Primary residence lease:  
€13/m<sup>2</sup>, including €3/m<sup>2</sup> for  
the initial check-in  
inspection (inventory of  
fixtures).  
Standard lease (common  
law lease): 10% excluding  
VAT of the annual rent,  
charges included.

Agency fees :	<b>Euro 767</b>	Descriptions of agency fees :	
Animals accepted :	<b>No</b>	Honorary payable by :	<b>the buyer and the seller</b>
Date of energy audit :	<b>07/01/2024</b>	Maximum amount of energy costs :	<b>Euro / year 2 408</b>
Minimum amount of energy costs :	<b>Euro / year 1 780</b>	Carrez surface :	<b>57 m<sup>2</sup></b>
Number of pieces :	<b>3 pieces</b>	Number of bedrooms :	<b>2</b>
Terrace surface :	<b>3 m<sup>2</sup></b>	Exposure of the terrace :	<b>Sud</b>
Number of terrace :	<b>2</b>		



Date of energy audit : 07/01/2024











