

## OPPORTUNITY: TWO ADJACENT APARTMENTS TO BE MERGED

For sale Monaco

19 700 000 €

A unique investment opportunity in the prestigious Jardin Exotique district in Monaco.

Product type	Apartment	Num rooms	5+
Total area	502 m <sup>2</sup>	Num bedrooms	5
Living area	376 m <sup>2</sup>	Num cellars	3
Terrace area	126 m <sup>2</sup>	Building	Patio Palace
View	Panoramic view of the sea	District	Jardin Exotique
Exposure	South & West	Condition	Work required
Floor	12		

**Located on the 12th floor** of the **Patio Palace** residence, these two semi-detached apartments offer a **total area of 501 m<sup>2</sup>, including 375 m<sup>2</sup> of living space and a spacious terrace of 126 m<sup>2</sup>.**

Boasting a **double exposure to the South and West**, they offer a **breathtaking panoramic view of the sea and the city.**

Ideally located in one of the quietest areas of Monaco, these apartments offer remarkable potential for a personalized renovation and fusion according to your tastes and needs.

- The apartment is sold with 3 cellars.
- 7 parking places are also for sale at a price of €370,000 each.



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