

## EXCEPTIONAL DUPLEX - LE BALMORAL

Rental Monaco

110 000 € / month

Located in the heart of the Carré d'Or this apartment is a short walk away from the Casino and the One Monte Carlo. This magnificent duplex is located in a prestigious secure residence with concierge 24 hours a day, and access to the swimming pool and fitness room of the Thermes Marins. Rented with 3 parking lots and 1 cellar. Room-service of the Hotel Hermitage in supplement.

Product type	Apartment	Bedrooms	3
Living area	346 m <sup>2</sup>	Parking	3
Condition	Prestations luxueuses	Cellars	1
Floor	1er et 2ème	Building	Le Balmoral
Release date	mars 2022	District	Carré d'Or

This apartment is on two levels and consists of:

**On the 1st level:** Entrance hall, guest toilet, large living room overlooking terraces, fully equipped kitchen, dining room, a service room, laundry room, a bedroom with dressing room, bathroom and terrace.

**On the 2nd level:** Two master bedrooms with bathroom, mezzanine.

- Annual indexation: BT01 with a minimum threshold of 5% per year.
- Lease 2 years minimum
- The rent includes the consumption of water, electricity, air conditioning, concierge service 24 /h, the current charges of the building.

