

MONACO PROPERTIES

MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

BAY HOUSE

OUTSTANDINGLY DESIGNED
APARTMENTS

L'EXOTIQUE

REAL ESTATE MARKET OF
MONACO

LIVING IN MONTE-CARLO

EVERYTHING YOU NEED
TO KNOW

4 INTERIOR DESIGN TRENDS

WHAT MAKES MONACO'S REAL ESTATE MARKET SO ATTRACTIVE

ISSUE 02 | SUMMER - AUTUMN 2021

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MONACO PROPERTIES
MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

OUR SERVICES:

We offer you a wide range of property types to buy and to rent in Monaco and French Riviera

STUDIOS
APARTMENTS
VILLAS
LOFTS
PENTHOUSES
LAND
BUSINESS ASSET
LEASEHOLD
FREEHOLD
OFFICES
COMMERCIAL PROPERTIES
SEASONAL RENTALS

PROFESSIONAL AND RELIABLE

**Monaco,
a dynamic real estate market**

Our Agency, Member of the Real Estate Chamber of Monaco is recognized for its expertise and offers a selective approach to guide you in your decision to buy, sell or rent a property.

We are active in Monaco and on the French Riviera from Menton to Saint Tropez.

*To view our complete list of services,
visit www.monacoproperties.mc, for inquiries,
you may call +377 97 97 33 97 or
email info@mpmonaco.com*





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MONACO PROPERTIES

YOUR REAL ESTATE PARTNER IN
MONACO & FRENCH RIVIERA

We are an exclusive real estate agency based in Monaco with an in-depth experience of the luxury property market of Monte-Carlo and the French Riviera. We are family owned and our values are driven by the desire to offer the highest service quality to our exclusive clients coming from all around the world.

Our agency is an official member of the Monaco Real Estate Chamber, which is for our discerning clientele the guarantee of professionalism and well-respected work.

Our customers appreciate the way we work and regularly come back with new challenges. The meticulously selected agents that work for us have

the highest standards and know the intricacies of the luxury real estate market of Monte-Carlo and the French Riviera. They will offer you an unparalleled degree of personalized attention and support you with all administrative procedures.

The portfolio we have is composed of luxurious villas, lofts, penthouse, apartments, studios but also shops, restaurants and offices. We are present in Monaco and active in all the cities of the French Riviera, from Menton to Saint-Tropez.

LIVING IN MONACO, MONTE-CARLO

Since the XIX century, Monaco is visited by the English gentry and has become since this era a popular place for the worldwide elite.



Monaco or Monte-Carlo city offers a high living quality to its citizen with a wonderful landscape, a light taxation system, and very modern infrastructures. Monaco is also a very dynamic city, hyper-connected to the world with several headquarters and decision centers. Since the XIX century, Monaco is visited by the English gentry and has become since this era a popular place for the worldwide elite. There are many reasons why you should come and live in Monaco and you can find below the main ones:

- **Safety in Monaco** - The Principality is one of the safest and most secure places on the earth, with a very low crime rate and efficient police.
- **Luxury Real Estate** - The luxurious real estate market of Monaco is flourishing and dynamic. It is the home of some of the most luxurious properties in the world.
- **Beauty of the Mediterranean landscape** - Monaco is located on the Mediterranean coast, between the French and Italian Riviera with the Alps on its back. The landscapes are wonderful.
- **Perfect place for business** - Monaco has a dynamic economy and with more than 130 nationalities represented, it is the perfect place to make market your business.

EVERY YEAR, EVENTS WITH A GLOBAL REACH TAKE PLACE IN MONACO

ROLEX MONTE-CARLO MASTERS

The Rolex Monte-Carlo Masters is an annual ATP tennis tournament held at the elite Country Club of Monaco in April. You can see the world's greatest tennis players compete on the sunny courts of Monaco.



MONACO FORMULA 1 GRAND PRIX

Monaco evolves into one of the most iconic and challenging Formula One racetrack every May. To enjoy the race cars weaving in and out of the maze of Monegasque streets, you should purchase your tickets in advance.



INTERNATIONAL CIRCUS FESTIVAL IN MONACO

The International Circus Festival in Fontvieille takes place every year in January beneath the Monegasque Big Top. For circus fans, this is an unmissable moment. They'll witness some of the world's most breathtaking sights. Everyone is bound to get shivers and grins.



MONTE-CARLO JUMPING

In June, all horse enthusiasts look forward to a great experience of riding in Monaco. The quality and intricacy of its courses and equipment have earned the Monte-Carlo Jumping a worldwide reputation for excellence.



MONACO YACHT SHOW

Every September, the Monaco Yacht Show showcases 125 one-of-a-kind and extraordinary superyachts produced by the world's most prestigious shipyards, as well as the industry's biggest names. A once-in-a-lifetime opportunity to see the world's most magnificent boats.



ECOLOGICAL TAILOR MADE CLOTHES AND ACCESSORIES



High standards in selecting the marine PET are among the keys to guaranteeing the final quality of the yarn

Minimum 5% of the material used in the fabrics comes from the sea

With a vertical production process with controlled traceability, we recycle some of the plastic collected, turning it into granules, yarn and fabric based on responsible manufacturing.

The result are recycled fabrics meeting all quality standards.

OFFICIAL
ECO-FRIENDLY
CERTIFICATES



*Certificates based on composition percentages



We help clean rubbish from the oceans with the aid of fishermen



We select plastic from the Mediterranean to obtain PET (polyethylene terephthalate) chips or pellets



We turn plastic into polyester yarn to make fabrics

We make recycled polyester fabrics in a responsible, traceable, green production process

At the weaving phase, the polyester of marine origin is mixed with other ecological, natural, recycled or recovered fibres

BE A PART OF THE SOLUTION



TENCEL + 30%
ORGANIC COTTON
RECYCLED COTTON
BCI COTTON
RECOVERED LINEN



We apply ecological dyes and finishes based on saving water and energy, completing a vertical, eco-friendly process

Ecolandye
ECOLOGICAL DYEING PROCESS

naturdye
DYES FROM NATURE TO PRESERVE
FIBRES FOR A BETTER WORLD

VITAL
TEXTILE DYEING SOLUTIONS
FOR A BETTER WORLD



Claudia Signature
MONTE CARLO

is specialized in supplying personalized, logoed and embroidered garment, linens, towels and uniforms made from recycled plastic waste yarns from the Mediterranean for all professionals in yachting, hotels and restaurants, as well as in boutiques.

Claudia Signature Monte-Carlo
www.personalmadeoryou.com
contact@personalmadeoryou.com
+33(0)7 85 25 57 04 +33(0)6 78 63 15 12
follow us on: PERSONALMADEFORYOU
 drfit_fashion_eco_monaco

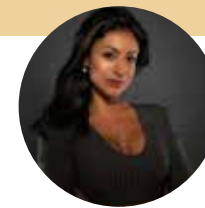


Our ready-to-wear collection for men, women and children.

We can supply furnitures, customizing towels, bed linens & suit.

We offer you the possibility of using technical and innovative and waterproof materials with comfort all day long. Our style consultant will help you to customize or to create your own collection.

Do not hesitate to contact us or make an appointment.



Claudia Signature
MONTE CARLO

Her passion for the sea and her involvement in Monaco have driven her to conceive fashion designs in innovative, sustainable fabrics. Thanks to her commitment to preserve the environment, Claudia opts for giving a second life to certain materials; she creates new enriching value by using plastic materials recycled from the sea.



THE EXPERIENCE OF EXCELLENCE



PERSONAL MADE FOR YOU

THE EXPERIENCE OF EXCELLENCE

RELOCATION SERVICES IN MONACO & SURROUNDINGS

At MONACO PROPERTIES, we challenge traditions to give you the edge. We are your trustworthy partner for your relocation to Monaco. Depending on your needs, we offer you several types of package in order to facilitate your relocation to Monaco.

We also take care of all aspects relevant to manage your property while you are absent and we work with our referenced partners so that MONACO PROPERTIES remain your only point of contact to deal with.

UNIQUE REAL ESTATE



THE EXPERIENCE OF EXCELLENCE

FINANCE YOUR REAL ESTATE INVESTMENT WITH MONACO PROPERTIES

Thank to our close cooperation with Swiss banks, MONACO PROPERTIES can support you efficiently to finance your acquisition as well as the construction works for your property. Our long-term relationship built over

many years of collaboration with Swiss finance institutions enable us to help our exclusive clients to obtain particularly attractive conditions to finance their real estate investments.



HIGHLY INNOVATIVE
PRODUCTS, WITH NO COMPETITION

Cocktail Petits Desserts

A Petit Dessert like you've never experienced before!

Monte-Carlo Gourmet, the epicurean subsidiary of the Monte-Carlo Lifestyle group, was born of a desire to aim for gourmet excellence.



We are a quality brand based in the Principality of Monaco from where we distribute "Cocktails Petits Desserts".

The alcoholic content of our cocktails are 17° proof. Ready to drink, they are the link between the worlds of mixology and patisserie.

Our range currently has five flavours: Tarte Tatin, Crème Brûlée, Fraisier, Cookie et Poire Belle-Hélène.

We have established our production facilities at Liquoristerie de Provence for two reasons:

1. To keep production local
2. To take advantage of its traditional artisan production techniques which has earned it the label of excellence of French know-how - "Entreprise du Patrimoine Vivant".



FEW WORDS ON...

JENK



LAURENCE JENK IS
A FRENCH WORLD
RENOWNED
CONTEMPORARY
ARTIST

Laurence JENK was born on December 31, 1965. She lives and works in Vallauris in the Alpes-Maritimes, France. She has been creating medium-defying sculptures since the 1990's. Implementing her signature "wrapping twist technique," Jenkell is known for her vibrantly colored "wrapped" Candy sculptures. She creates larger than life candyshaped sculptures in bright colors and varying sizes, completed in materials including bronze, plexiglass, aluminum, marble and authentic Murano glass.



Since she has been extending her «wrapping» and the idea of twist with other materials and forms such as the «Wrapping Fridge» and the «Jelly Wrap». Though the candy remains her favourite subject, her latest wrappings twists creations reflect on impending environmental issues like the exhaustion of the coffee growing lands, the proliferation of non-biodegradable disposable products and the poaching of endangered animals.

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OFFICIAL WEBSITE
www.laurencejenk.com



Laurence JENK 's work is present in more than 25 countries. It is represented by numerous galleries and is part of important private, public and institutional collections.

MORE THAN A MEDIUM, THE CANDY INTERPRETED BY LAURENCE JENK HAS BECOME A LANGUAGE. HER WORKS JOIN IN A THOUGHT AND CULTURAL PROCESS: THE SUBJECT OF THE CANDY ALLYING SIMPLICITY AND UNIVERSALITY..

The great freedom and the no less great determination with which Laurence JENK conducts her research, develops her themes and enriches her repertoire of forms, forces admiration and reveals an authentic artist's temperament. Candy remains the core of her creative identity but she cleverly explores all its possibilities. In only a decade her Candies and their more or less direct versions, the iconic «Wrappings», ADN's, Robots, Butterflies, have had an international success.



BUYING AN APARTMENT IN MONACO

Buying an apartment is and always will be an important step in the life of a private individual.

The real estate market of Monaco is very attractive and the apartment price can make one's head spin. It is therefore advisable to turn to a real estate agency to get the right support. At MONACO PROPERTIES we will be honored to assist you through the process of purchasing a property in Monaco. Our team of experts will be able to provide you an important overview of the market and explain to you in all transparency the many specificities of this exceptional market.

STEPS TO ACQUIRE AN APARTMENT

For a valid offer, the investor will have to secure the offer with a cheque or bank transfer, representing 10% of the total offer to the chosen notary. The notary will draft a sale agreement with the technical information and conditions given by our real estate agency. Once all conditions are fulfilled, the notary will proceed to the signature of the deed of sale. The signature will take place at the notary's office with the Seller, the Buyer, and a representative of our real estate agency.

EXPENSES OF BUYING AN APARTMENT IN MONACO

There are different fees that investors have to be aware of when buying an apartment in Monaco. The notary and agency fees. Depending on the status of the buyer and the property type, different fees will apply.

BUYING AN APARTMENT UNDER A SPECIAL MONEGASQUE LAW

There are numerous apartments submitted to special laws in Monaco. Those laws regulate the renting price and type of tenants. Anyone can buy those apartments but it is important to know those renting conditions before acquiring a flat under a special law.

Our dedicated team at MONACO PROPERTIES can answer all your questions regarding the process of buying an apartment in Monaco.

Do not hesitate to contact us, we will do our utmost to provide with all kind of support you need.



Big plans?

Real estate financing by your local experts.

ubs.com/monaco

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What makes Monaco's real estate market so attractive

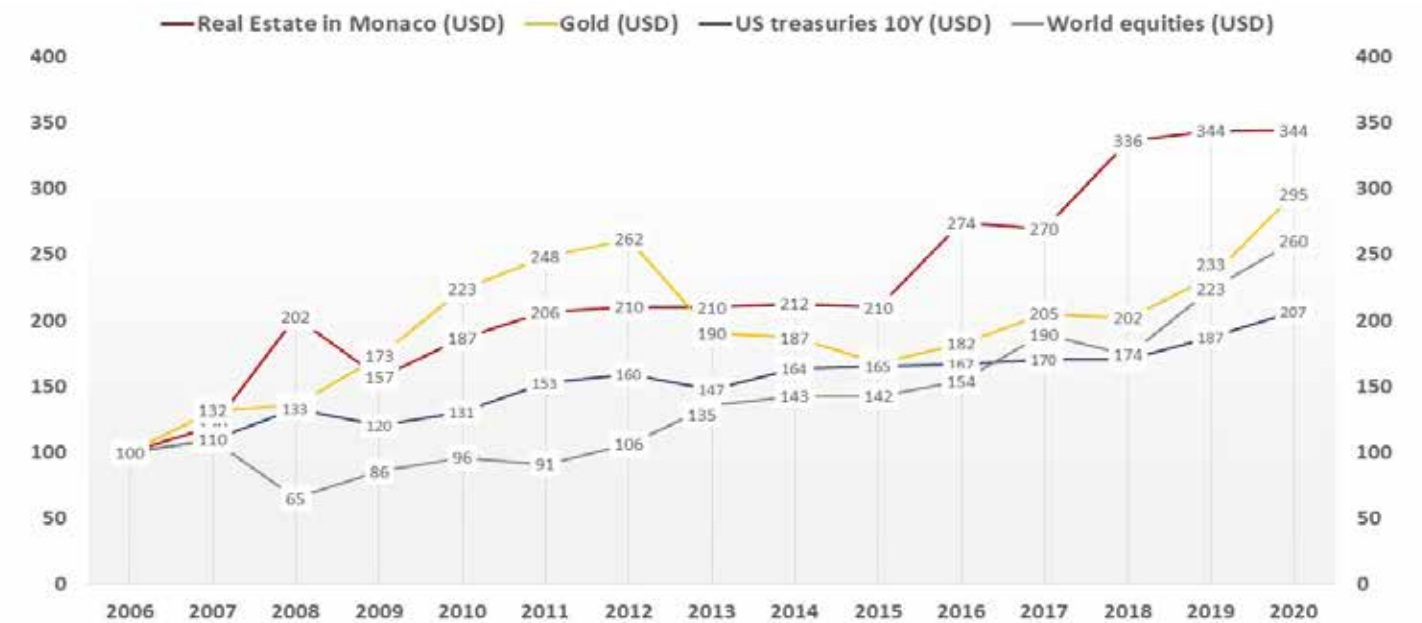
INTRODUCTION

Historical data on property prices in Monaco highlights the ability of the Monegasque real estate market to be an attractive store of value compared to other asset classes. This is in part a result of the security and quality of life that Monaco offers its residents, making it a safe haven. In addition, Monaco is centrally located in Western Europe and can be reached within a few hours flight from the main economic centers.

REAL ESTATE IN MONACO, AN ATTRACTIVE STORE OF VALUE

If four investors had each bet \$100 in December 2006 on one of the following asset classes; Monaco real estate, gold, US Treasuries and global equities, the investor who bet on Monaco real estate would have had the best return on investment today. Indeed, with a performance of 244% for the Monaco real estate market against 195% for gold, 160% for global equities and 107% for US Treasury bills, it is by far the first one who would have obtained the best performance.

ASSET CLASSES PERFORMANCE SINCE 2016 IN USD (TOTAL RETURN)



More stable over time than gold or global equities, the flattering performance of the Monaco real estate market highlights its function as a safe haven for HNWI's (High Net Worth Individuals) who have invested in one or more properties in Monaco. With an average price per square meter around 56,700 dollars per square meter in 2020 against 57,800 dollars per square meter in 2021, the attractiveness of the real estate market in Monaco does not seem to have been impacted by the crisis of the covid-19.

On the contrary, it is likely that many HNWI's will come to invest in Monaco once the restrictions on international travel are lifted.

In a context of rising inflation expectations due to the global economic recovery and interest rates frozen at historically low levels, it is attractive to invest in a property in Monaco. Beyond the protection against inflation, such an investment offers the possibility to earn additional income. Thus, unlike gold for which you have to pay storage fees and/or cash placed in a bank account to which the bank will charge negative interest rates, a property in Monaco offers a positive rental yield of between 1.5% and 3.5% per year.

SAFETY AND QUALITY OF LIFE, THE MAIN ASSETS

Moreover, the coronavirus pandemic has not only had deleterious effects on our health; it has also been fatal for good neighborly relations. In 2020, conflicts between neighboring countries increased by 23% compared to the previous year, according to AXA-ARAG legal protection insurance. And the upward trend is continuing for 2021, as conflicts have increased by about 30% in the first four months of the year. Thus, in this context of increasing global geopolitical tensions, Monaco represents more than ever a refuge that guarantees its residents security and an exceptional quality of life.

Monaco is indeed appreciated for its quality of life, its soft tax system, the excellence of its hospitals, its international schools and universities, the beauty of its landscapes and for its economic and cultural dynamism. It is one of the safest and most secure places in the world, with a very low crime rate. The city, which has been frequented since the 19th century by the English nobility, has become over the years one of the most popular places on the French Riviera.



The International Circus Festival in Fontvieille takes place every year in January beneath the Monegasque Big Top. For circus fans, this is an unmissable moment. They'll witness some of the world's most breathtaking sights. Everyone is bound to get shivers and grins.

Every September, the Monaco Yacht Show showcases 125 one-of-a-kind and extraordinary superyachts produced by the world's most prestigious shipyards, as well as the industry's biggest names. A once-in-a-lifetime opportunity to see the world's most magnificent boats.



A DYNAMIC AND HIGHLY CONNECTED CITY

Beyond the cliché of a tourist city nestled between the Mediterranean Sea and the Alps. The Monegasque economy is hyper-connected to the world and diversified. Its financial, construction and scientific industries are particularly well developed and many international groups have their headquarters or important subsidiaries here. The immediate proximity of Nice international airport allows Monaco to be reached within a few hours by flight from the main economic centers.

In addition, many world events are held in Monaco every year. The most famous are the Monaco Grand Prix, the Rolex Monte-Carlo Masters, the international circus festival and the yacht show.

As proof of its dynamism, Monaco does not hesitate to embark on major construction projects to cope with the narrowness of its territory of about 2 km², the city has multiplied the number of sites to gain hectares on the water. The platforms built for the Larvotto beaches, the Fontvieille district and the extension of the Hercules port already represent more than 40 hectares, i.e. 20% of its territory.

A new project currently underway will allow Monaco to gain an additional six hectares of land on the sea. This extension will host a future eco-district of five buildings and 14 villas, i.e. 60,000 square meters of luxury housing that should emerge from the water by 2020. This extraordinary project will include a small marina, with 18 moorings, as well as a saltwater swimming pool.



CONCLUSION

Beyond an exceptional living environment, Monaco is a popular destination for many HNWIs for many reasons. Investing in a property in Monaco is attractive and allows you to benefit from the advantages that Monaco offers to its residents. If you wish to be accompanied in your installation in Monaco and in your acquisition of a property, do not hesitate to contact MONACO PROPERTIES. Our dynamic and international team will be able to assist you efficiently in all stages of your project.



Luxury Living in Monaco

BAY HOUSE



“With over 500m2 of space, Bay House offers an unrivaled selection of services and facilities for a Monaco residence. Massage rooms, a steam room and sauna, a hair and beauty salon, and relaxation spaces, as well as separate male and female changing facilities, are all available at the opulent spa.”

In the large living and entertaining areas, light-filled elegance and smart design abound, all with exceptional south-facing views.

Groupe Marzocco, Tour Odéon’s developer, and VINCI Immobilier collaborated on the project, which boasts exceptional architectural and interior design by Arquitectonica, Alexandre Giraldi, and Laura Sessa. The Monte-Carlo Bay Hotel & Resort is only a few steps away from Testimonio II, which is positioned on the Larvotto hillside and adjacent to a variety of recreational and business destinations.

BAY HOUSE IS PART OF TESTIMONIO II, A BIGGER PROJECT WITH A MODERN WAVE-LIKE FORM THAT REFLECTS ITS WATERFRONT POSITION.

Two residential buildings, a nursery, and a new site for Monaco’s famous International School make up Testimonio II. The 56 stately Bay House apartments, as well as five beautiful villas, each with its own roof gardens and pools, give further

luxury living.

THERE ARE 56 APARTMENTS AND FIVE VILLAS IN BAY HOUSE MONACO.

With 56 apartments and five villas, Bay House offers inhabitants a whole new level of luxury living in Monaco. With floor-to-ceiling windows and south-facing wraparound balconies, each three- to the six-bedroom house offers enough entertaining space and magnificent Mediterranean vistas. The luxurious villas offer rooftop terraces and pools where guests may rest and take in views of the Principality and the sea.

Residences have direct access to their own secure parking bay through Boulevard du Larvotto and Avenue Princesse-Grace. Dedicated elevators link all the levels.

Shuttle service, housekeeping, dry cleaning, and valet services are all available. In addition, most residences have direct access to their own parking space, which is placed at the back of the house.

Each Bay House home is flooded with natural light. All apartments include full-height floor-to-ceiling windows and enormous open-to-the-air atriums on all levels, creating spacious light-filled living rooms.greatest quality, and they are handcrafted and installed to the highest standards.

LAST NEWS FROM THE REAL ESTATE MARKET OF MONACO

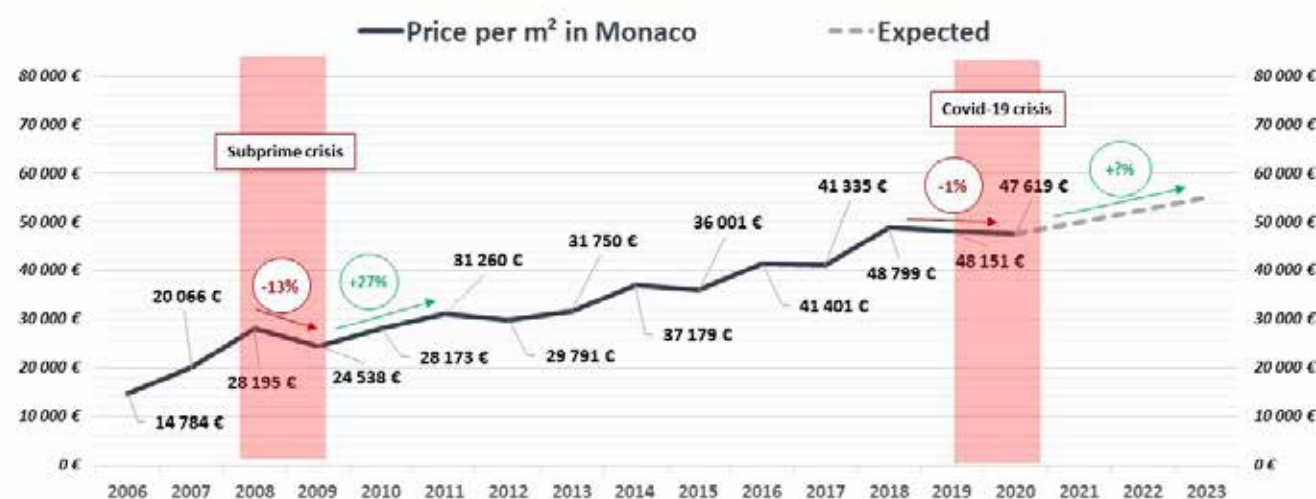
*BUY ON THE SOUND OF CANNONS,
SELL ON THE SOUND OF TRUMPETS*

- *Real estate in Monaco is a safe haven amid global turmoil*
- *Previous Economic crises have had little impact on property prices*
- *Nevertheless, the volume of transactions should be significantly reduced*

Supported by the fall in interest rates, the average price of a real estate transaction in Monaco reached a record high at 6,051,732 € in 2019 against 5,159,465 € in 2018. Always lower interest rates in the context of the limited offer have supported the rise in apartment prices. On the one hand by increasing the borrowing capacity of buyers and, on the other hand, by making rental yields more attractive than holding a large quantity of cash in a bank account. In 2020 the average price of a real estate transaction dropped at 5,286 131 € due to the Covid-19 pandemic.

Given the current economic crisis, one could expect the current upward trend in property prices to be reversed. Nonetheless, the observation of past data suggests that economic crises have had a little and short-lived impact on prices in Monaco. Indeed, after the global economic crisis of 2008 caused by the burst of the sub-prime bubble in the US, real estate prices in Monaco decreased only by -13% in 2009 before regaining +27% over the following two years.

Average price per m² in Monaco

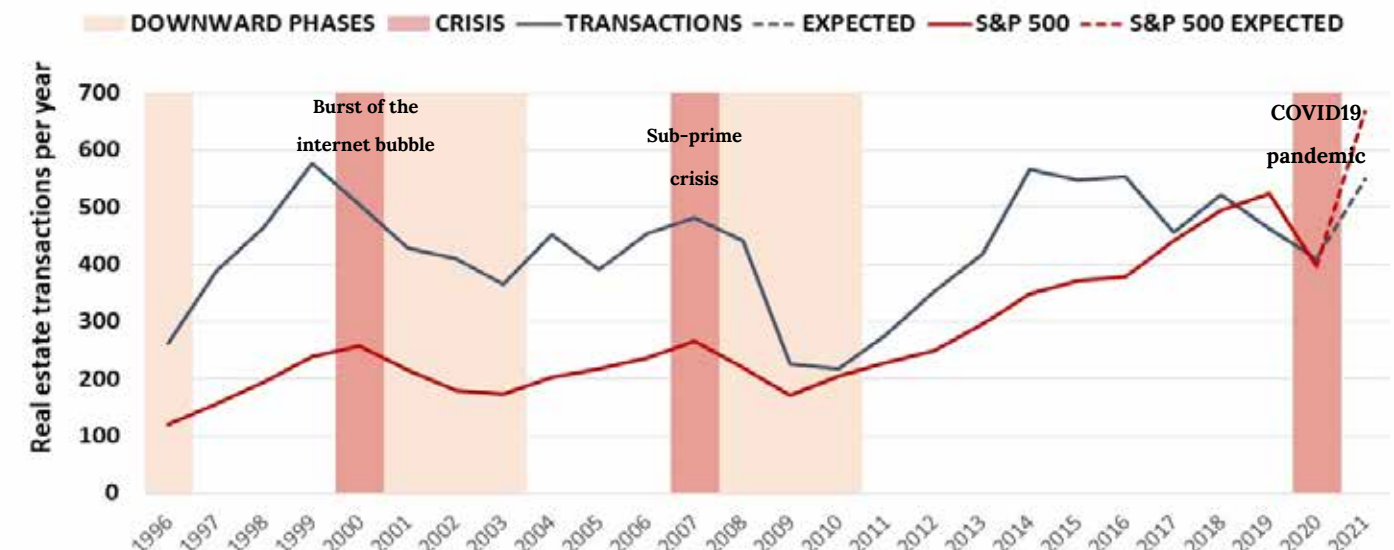


Most probably, once the panic period has passed and investors have regained confidence in the future, a so-called V-shape recovery will be observed on the real estate market of Monaco. Price stability during the crisis and price recovery afterward should be supported by the following three main drivers.

- **Sellers in Monaco are usually not in need and prefer to wait for the crisis to pass rather than selling at a loss.**
- **Attractive credit conditions should persist thanks to the expansionary monetary policy of central banks.**
- **Persistent supply weakness in a 2 square kilometer real estate market.**

Nonetheless, as observed during the previous economic crises (see graphic below), the number of real estate transactions in Monaco should decrease for the next 2 years. This should give buyers greater bargaining power compare to the previous years. Indeed, for the bravest ones, this is the good time to buy an apartment in Monaco and thus follow the advice of the famous Nathan Rothschild who once said that one should “buy on the sound of cannons, sell on the sound of trumpets”. But we should not linger too long, the resumption of the upward trend in prices will soon be back.

Number of real estate transaction per year in Monaco



PROPERTIES IN MONACO

MONACO PROPERTIES,
YOUR REAL ESTATE PARTNER IN
MONACO and FRENCH RIVIERA

LARGE LUXURIOUSLY RENOVATED APARTMENT IN SAN JUAN



San Juan - Large luxuriously renovated apartment located on the high floor, a few steps from the Larvotto beaches and the Monte Carlo casino.

The apartment has been completely renovated and decorated with prestigious materials.

It is composed of: an entrance hall, a living room, a dining room opening onto a terrace with sea view. A master bedroom with access to the terrace with sea view, as well as a large bathroom. Two other bedrooms each with a shower room and a private terrace. A cellar and a secure parking space are included.

Possibility to rent an additional parking space.
(350€/month)

Product type: Apartment	Num cellars: 1
Num rooms: 4	Building: San Juan
Num bedrooms: 3	District: Larvotto
Living area: 110 m²	City: Monte Carlo
Terrace Area: 30 m²	Ref. VM1220-5
Num parking: 1	Price: 7 500 000 €

You have not found a property that suits your needs? Contact us so that we can offer you a selection of assets in line with your project.

Phone: +377 97 97 33 97
info@mpmonaco.com www.monacoproperties.mc
14, boulevard d'Italie 98000 Monaco

FOR SALE MONACO





You have not found a property that suits your needs? Contact us so that we can offer you a selection of assets in line with your project.

Phone: +377 97 97 33 97

info@mpmonaco.com www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



MIRABEAU - GOLDEN SQUARE APARTMENT IN A PRESTIGIOUS RESIDENCE

Mirabeau - In a prestigious residence in Golden Square, a sumptuous two bedrooms apartment with a beautiful sea view and a view of the Monaco casino.

The apartment is composed as follows:

An entrance with guest toilet
Two bedrooms with bathroom
Living-dining room
Fully equipped kitchen
Two terraces
Parking space and cellar

Product type: Apartment
Living area: 155 m²
Total area : 178 m²
Terrace area: 23 m²
Num rooms: 3
Num bedrooms: 2
Num parking: 1
Num cellars: 1
Building: Le Mirabeau
District: Carré d'Or
City: Monte Carlo
Country: Monaco
Ref.: VM219-5
Price: 14 950 000 €

THE GOLDEN SQUARE

The Golden Square is located in the heart of the Monte-Carlo district around the Casino de Monaco with its luxury boutiques and the Metropole shopping center. This district is home to the most sumptuous and prestigious apartments in the principality of Monaco, offering exceptional views and exclusive services. An exclusive neighborhood where owning an apartment is a privilege that only a few can afford.



LUXORIA INTERIORS

Luxoria is a bespoke interior design agency and project management company with offices in the South of France, Monaco & Paris. Luxoria offers a tailored service to its international clientele emphasizing quality, thus delivering excellence every time.

Luxoria has since its foundation in 2007 focused mainly on residential projects but has since been involved in prestigious commercial and hospitality projects around the world. Our global reach has brought us to exotic locations worldwide. Part of our know-how is to adapt to our varied clientele. Each project is a new challenge that we take on enthusiastically.

Drawing from our backgrounds our teams share vast experience in the domain of design and project management, tackling each project with precision and enthusiasm. We are a multi-lingual office, this mix of backgrounds adds to the creative flair of our design work. We are always growing and learning from each other.

WE OFFER A RANGE OF SERVICES TO OUR CLIENTS:

- Interior Architecture & Interior Design
- We offer clients bespoke design concepts for their projects. These include detailed floor plans and elevations, furniture presentations, mood boards and renderings of the design.
- Project Management
- A large percentage of our clients opt for us to take on total project management of their plans. We oversee all variables of the project from floorplans to electrics, budgets to installation, and everything in between - all facets are taken care of by us.

RESIDENTIAL DESIGN

Making a house a home comes second nature to us. This can involve a full renovation, some updating of decor, a new build, etc. We are equipped to take on these works. We create floorplans, furniture lists, mood boards, and renders for clients on request.

COMMERCIAL DESIGN

Designing commercial spaces such as offices and other workspaces comes with its own unique challenges. The functionality of the space needs to be paramount in an undertaking such as this. From corporate family offices to open plan tech workspaces, they all require an ergonomic workspace design. After finishing commercial spaces in France, Monaco, and elsewhere we are well versed in this environment.

HOSPITALITY DESIGN

From bars and restaurants to hotels and resorts, hospitality design is incredibly varied but also very fun to work with. These types of large-scale projects take precision and intricate attention to detail. Working in this field, it is imperative we take into account the target audience and vision of the hotel/bar/restaurant. We collaborate with the hotel/bar/restaurant to marry our concept with their vision seamlessly. We have many key suppliers of commercial-grade furniture and materials for any type of project.



THE EXPERIENCE OF EXCELLENCE



YACHT INTERIOR DESIGN

Yacht interiors are heavily dictated by the shipyards and naval architects' vision. Working in tandem with their vision is a challenge but being faithful to the design of the ship is incredibly important. We can cater to every taste of the client. From traditional yacht interiors to uber-contemporary, no style is off limits for us.

HOME DECORATION & FURNITURE PACKAGES

Some clients just want us to style their home, some just want us to curate furniture packages for them - we offer both of these services. Styling might include updating upholstery, new soft furnishing, and curating art collections. Furniture packages are a quick way of refreshing one's home in a relatively short timeframe.



TURN KEY

Some clients want us to take full control of a design - this is what we refer to as turn-key. We take care of all variables of the project and when everything is complete we hand the keys over to the client on an agreed-upon date.

We work throughout France, the Riviera, and Monaco, as well as internationally. We collaborate regularly with local tradespeople. We also send our core workers to international sites to ensure our high standard is observed. We pride ourselves on our impeccably high standards and ensure our tradespeople are on the same level.



SHOWCASE OF OUR WORK:

VILLA SAINT TROPEZ

CHATEAU PROVENCE

APARTMENT NICE OLD TOWN



Luxoria French Riviera and Monaco

19 rue Rivoli 06000 Nice, France

+ 33 6 70 60 30 37 luxoria@luxoria.fr

www.luxoria.fr

LUXURY APARTMENT WITH HIGH END MATERIALS

SEASIDE PLAZA

Completely renovated with noble materials. Offering sea views in all rooms, this property consists of a large living room with an adjoining kitchen, a Master bedroom with a bathroom and en-suite dressing room, and a second bedroom with a powder room.

Luxurious residence with concierge, swimming pool, and gym. The apartment has been renovated with luxurious materials and consists of an entrance hall, a terrace living room with sea views, 2 bedrooms, 2 marble bathrooms, a fully equipped independent kitchen. A cellar and a car park complete this property.

FONTVIEILLE

This district is the southernmost ward in the Principality of Monaco. It was developed by an Italian architect, Manfredi Nicoletti, between the 1970s and the 1990s. It includes Stadium Louis II, a marina, some beautiful and luxurious buildings such as the Seaside Plaza, Terrasses du Port, and the Eden Star.

Product type: Apartment	Num cellars: 1
Price: 8 500 000	Building: Seaside
Living/Total area : 125/145 m ² Plaza	
Num rooms: 3	District: Fontvieille
Num bedrooms: 2	Country: Monaco
Num parking: 1	Ref.: VM1220-8

Phone: +377 97 97 33 97

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assets in line with your project.



I N T E R I O R

D E S I G N



Four Interior Design Trends to Watch Out For

in collaboration with LUXORIA Monaco

SCULPTURAL FURNITURE

Over the last three years, sculptural furniture has dominated the interior design trade shows. This is in part thanks to advancements in fabric technology. All over Europe designers have been experimenting with forms and materials to create new and exciting furniture. These organic shapes can be seen in anything from lamps to sofas, rugs to dining tables, and everything in between. This is an exciting trend we hope stays around.

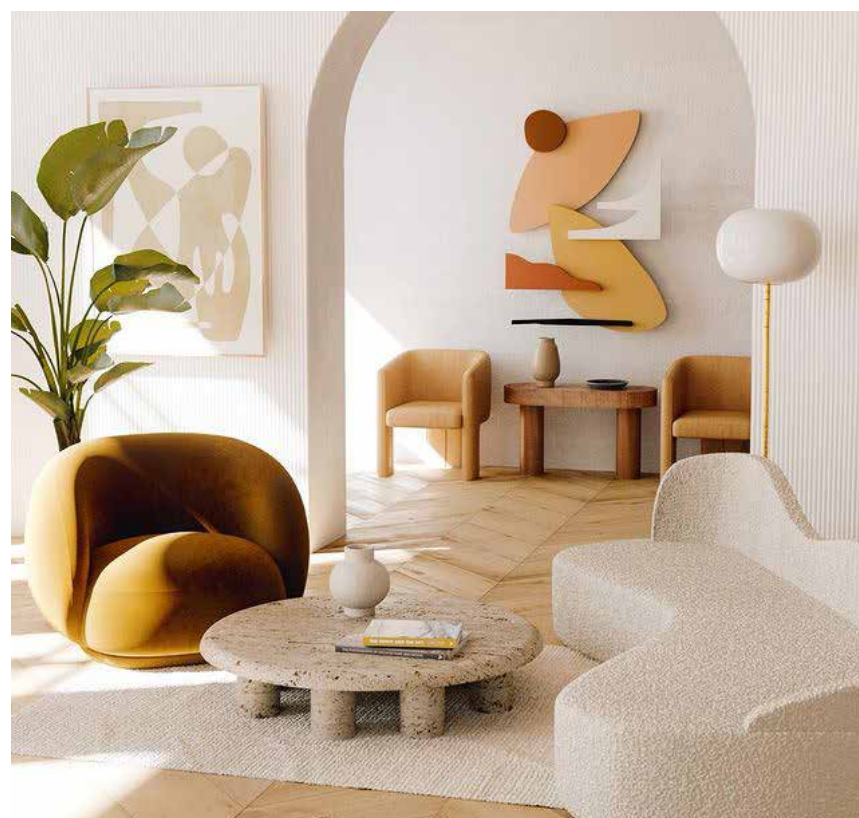


Photo Credit: IG @Janskacelikart

HUMBLE EARTH TONES

During the numerous lockdowns, a trend began to emerge on social media - Cottagecore. This movement captured the zeitgeist and honed in on the yearn for escapism that was so prevalent at the time. In terms of interiors, this translated into muted colour schemes, natural organic fabrics such as silk and linen. This movement references the rustic and pastoral in a very creative way. The Cottagecore trend is personable and makes the home a cozy oasis in uncertain times.



MAXIMALISM

The 2020's have been dubbed by many as the 'New Roaring Twenties'. We predict a turn to maximalism and decadent design. Economic forecasters are stating people have saved rather than spent during the crisis and these savers are ready to splash out. This style boasts brave usage of contrasting patterns, large artworks, rich materials, and sumptuous colour palettes.

Photo Credit: Marie Claire

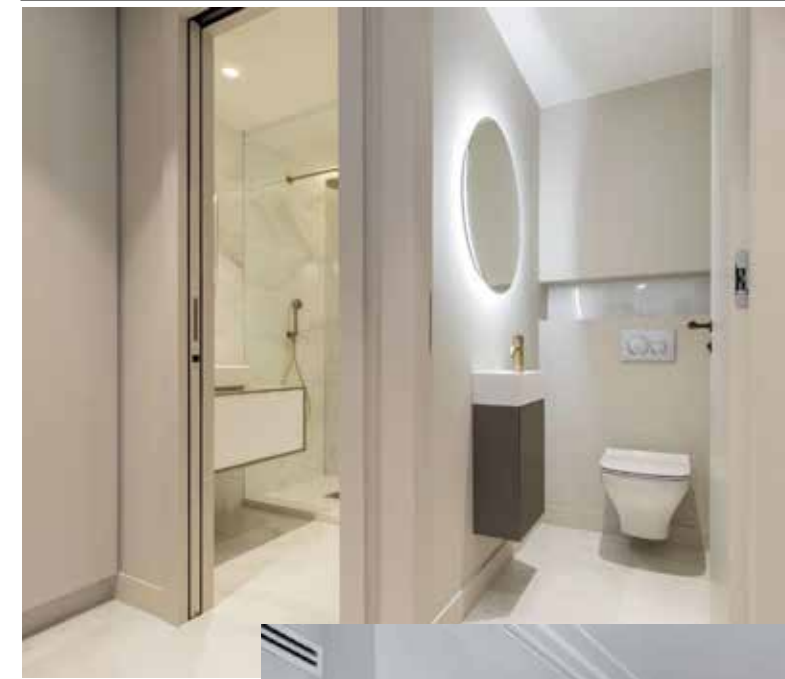


HOME OFFICE

With unprecedented numbers of people working from home, the need for a Home Office has never been more urgent. Since the beginning of the crisis, the majority of our clients have expressed the importance of an ergonomic and stylish workspace - with bountiful storage. For many clients what is also important to them is what is seen in the background of their video conference calls. The home office has evolved beyond a desk and chair in a quiet room, it needs to be a space for meetings, for learning, for work, and for presentation.



Photo Credit: StampinFool



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LE MILLEFIORI

APARTMENT WITH MAGNIFICENT VIEW OF MONACO AND THE SEA

In a prestigious residence located in the heart of Monte-Carlo, a beautiful apartment entirely renovated offering a magnificent view of Monaco and the sea.

It is composed of :

Entrance

Fully equipped kitchen

Room

Shower room

Terrace with a spectacular view

The apartment is delivered furnished or empty.

Product type: Apartment
Living area: 60 m²
Total area : 70 m²
Terrace area: 10 m²
Num rooms: 2
Floor: 22
Num parking: 1
Condition: Luxurious
Building: Le Millefiori
District: Monte-Carlo
City: Monte Carlo
Country: Monaco
Ref.: VM0121-14
Price: 4 200 000 €

THE CARRÉ D'OR AND MONTE-CARLO

most famous districts of the Principality of Monaco. They are the golden center of luxury at the heart of Monaco. There you can find several iconic places such as the Place du Casino, the famous Hotel de Paris, the luxury shopping center "Le Metropole" but also sumptuous buildings such as the Park Palace and the Mirabeau. The real-estate prices are some of the most expensive in the world and can reach up to 100.000 EUR/sqm.





L'EXOTIQUE, AN EXCELLENT PROJECT AT THE ENTRANCE OF MONACO

A magnificent building called "L'Exotique," which will overlook the entire Principality is being constructed in an outstanding location at the entrance of Monaco. This gorgeous building has exceptional outlook thanks to its magnificent design and modern elegance.

L'Exotique is an outstanding project built between the sea and the cliff, on the French-Monegasque border, in the quiet Jardin Exotique neighborhood. The parameters of an exceptional real estate project that should incorporate the western Monegasque landscape by 2022 include innovations and avant-gardism. This luxurious building, created by Rudy Ricciotti, the principal architect of the MUCEM museum in Marseille-France, has been intentionally constructed to maximize light, showcasing bright and spacious interiors. Furthermore, apartments at L'Exotique Monaco provide breathtaking views of the

Mediterranean Sea reaching out to the horizon, as well as Monaco's famous "Rock." Residents at L'Exotique Monaco have access to beautiful terraces and are surrounded by tropical flora, encouraging an outdoor Mediterranean lifestyle. L'Exotique, one of Monaco's most sought-after complexes, provides a superb selection of amenities, including a magnificent pool, hammam, and sauna along with luxurious condominiums, beautiful gardens, high-end stores, and vast public and private parking lots, among other services and facilities.

The district of Jardin Exotique, located in the north-west of Monaco, was established in 2013 by combining the old districts of Les Revoires and La Colle, as well as a portion of Les Moneghetti. L'Exotique Monaco is in the center of the famous Jardin Exotique sector, only steps away from Monaco's world-class service providers, attractions, and facilities. The Exotique edifice, which faces the sea and the Rock and is bathed in the warm light of the French Riviera, is therefore an unique promise of luxury and calm. One of the

numerous advantages of this lovely region is its high height on a cliff edge, which provides fantastic sea vistas with the rest of Monaco. L'Exotique is genuinely one-of-a-kind, with the right balance of beauty and functionality. This estate is ready and waiting to become the ultimate home.

Continue to see the gallery and contact us now for additional information.



L'EXOTIQUE - MONACO'S LUXURY LIVING

„This magnificent structure, which stands right outside Monaco's gate, will infuse the Principality with modernity and elegance. L'Exotique is expected to be delivered in 2022.“

„L'Exotique, a luxury modern residence, will provide high-end services with special attention to detail.“



IF YOU ARE INTERESTED IN VISITING AN APARTMENT IN L'EXOTIQUE, DO NOT HESITATE TO CONTACT US. WE WILL BE HAPPY TO SCHEDULE A VIEWING FOR YOU AT ANY TIME.

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CONDAMINE: LE STELLA 1 BEDROOM APARTMENT WITH A NICE VIEW

In a new residence with concierge service in the heart of Monaco, beautiful 1 bedroom in a duplex with spacious spaces and an unobstructed view of the port and the Rock. This flat is for mixed-use, i.e. there is the possibility to make an office or to domicile a company. The apartment consists of as follows: Entrance with guest toilet, Living room with American cuisine, Bathroom, Room, Terrace. The apartment is rented until August 2022 at 6500 euros/month. Sold with parking in the building.

Price: 4 000 000 €	Num parking: 1
Living area: 90 m²	District: Condamine
Total area : 103 m²	Building: Le Stella
Terrace area: 13 m²	City: Monaco
Num rooms: 2	Country: Monaco
Num bedrooms: 1	Ref.: VM02-4

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CHÂTEAU PERIGORD II MAGNIFICENT 1 BEDROOM APARTMENT

Château Périgord II - In a residence with concierge service 24 /7h, a beautiful one-bedroom apartment on a high floor composed of a living room, bathroom, bedroom, and a terrace offering a panoramic view over the sea and the city of Monaco. Fully equipped open kitchen and reversible air conditioning. Possibility to rent a parking space and a cellar. Rented for 60.000€/year net.

LA ROUSSE-SAINT ROMAN

La Rousse-Saint Roman is located in the easternmost part of Monaco, overlooking the Larvotto district and the waterfront. It is also on the border with the towns of Roquebrune Cap Martin and Beausoleil in France. It is in the district of La Rousse - Saint-Roman, in the midst of urban renewal, that the prestigious "Monaco Master Class" tennis tournament takes place every year.

Product type: Apartment	Building: Château Perigord II
Price: 3 700 000 €	District: La Rousse - Saint Roman
Living area: 54 m²	Country: Monaco
Total area: 63 m²	Ref.: VM02-37
Terrace area: 10 m²	
Num rooms: 2	

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AZUR EDEN - LUXURY RENOVATED PENTHOUSE WITH A ROOFTOP TERRACE

PROPERTY FOR SALE

Luxury renovated penthouse with a rooftop terrace, south facing, in a bourgeois style residence with concierge service. The penthouse is composed of an entrance hall, a large living room with an open kitchen, a master bedroom en-suite, a bedroom with a bathroom.

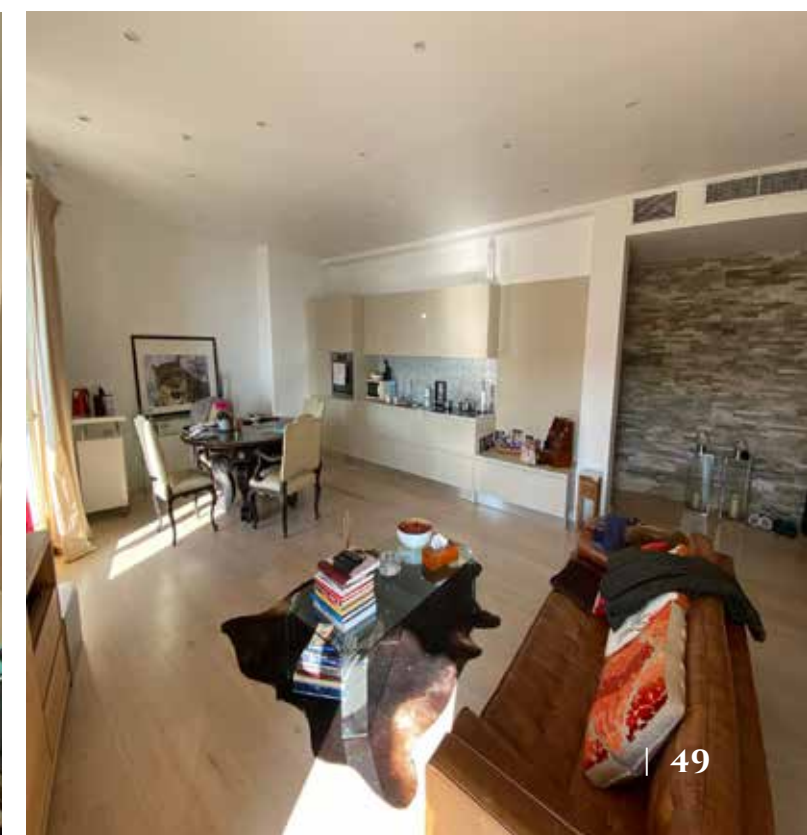
The stairs are leading to a spacious roof terrace with a fabulous view over the city of Monaco and the sea. It is possible to purchase a parking lot nearby.

Product type: Apartment	Num cellars: 1
Num rooms: 4	Building: Azur Eden
Num bedrooms: 2	District: La Rousse -
Living area: 100 m ²	Saint Roman
Terrace Area: 110 m ²	Ref. VM04-77
Total area: 210 m ²	Price: 7 700 000 €

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FOR SALE MONACO





CHÂTEAU PÉRIGORD II 2 BEDROOMS APARTMENT

Very nice 2 bedrooms apartment entirely renovated, in a prestigious residence with a 24-hour concierge service. This flat has a large double terrace facing south offering a beautiful view of Monaco and the sea. The flat is composed as follows: Double living room with fully equipped kitchen, double terrace with sea view, master bedroom with bathroom, second bedroom, bathroom, guest toilet. All rooms in this flat are equipped with reversible air conditioning.

La Rousse-Saint Roman is located in the easternmost part of Monaco, overlooking the Larvotto district and the waterfront. It is also on the border with the towns of Roquebrune Cap Martin and Beausoleil in France. It is in the district of La Rousse - Saint-Roman, during urban renewal, that the prestigious "Monaco Master Class" tennis tournament takes place every year.

Product type: Apartment	Num bedrooms: 2
Price: 6 450 000 €	District: La Rousse
Living area: 106 m²	City: Monaco
Total area : 114 m²	Country: Monaco
Terrace area: 8 m²	Service charges: 550€
Num rooms: 3	Ref.: VM920-85

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LA COUPOLE: ATYPICAL APARTMENT ON THE ROCK

In a bourgeois building located between the Palace Square and the Cathedral of Monaco, a 3-room apartment. This unusual apartment is composed of: an entrance, a living room, a kitchen fully equipped, one room, a shower room, an independent toilet, mezzanine.

The apartment is free from June 15, 2021.

Monaco City (Monaco-Ville) is the southcentral Ward in the Principality of Monaco. Located on a headland that extends into the Mediterranean Sea, it is nicknamed The Rock (French: Le Rocher). The name "Monaco City" is misleading: it is not itself a city, but a historical and statistical district. It holds most of the country's political and judicial institutions: the Prince's Palace.

Price: 2 350 000 €	Floor: 1
Living area: 60 m²	District: Monaco-Ville
Total area : 60 m²	Building: L'Exotique
Num rooms: 3	City: Monaco
Num bedrooms: 1	Country: Monaco
Num bathrooms: 1	Ref.: VM03-2

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VILLA EUROPE - SUPERB FULLY RENOVATED PENTHOUSE WITH A 360° SEA VIEW

Penthouse located in the centre of Monte Carlo on Boulevard Princesse Charlotte.

Superb fully renovated penthouse located in the center of Monte Carlo on Boulevard Princesse Charlotte. This duplex on the top 2 floors of a bourgeois building benefits from a 360 ° view from its elegant roof terrace with a solarium and a kitchen. The lower, habitable floor is composed: A spacious master suite with its own bathroom, a second bedroom, a bathroom, a large living room. Possibility to rent or buy a car park in a neighboring building.

Price: 13 200 000 €	Num parking:
Living area: 145 m²	possible to buy
Total area : 220 m²	District: Monte-Carlo
Terrace area: 75 m²	Building: Villa Europe
Num rooms: 4	Country: Monaco
Num bedrooms: 2	Ref.: VM1220-7

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LARGE FLAT WITH A MAGNIFICENT SEA VIEW IN PARC SAINT ROMAN

UNIT 1000 REAL ESTATE

FOR SALE MONACO

Parc Saint Roman - Located in a prestigious residence with a swimming pool, gym, and 24/7 concierge service, a large flat with a magnificent sea view.

The apartment is composed as follows: entry, stay with double terrace, equipped kitchen opens to the living room, 2 large bedrooms with dressing rooms and closets, 2 shower rooms, 1 bedroom, 1 bathroom, 1 office.

Residence with swimming pool, gym, and concierge 24 hours a day.

Product type: Apartment
Living area: 228 m²
Total area: 276 m²
Terrace area: 48 m²
Num rooms: 6
Num bedrooms: 3
Num parking: 2
Cellars: 1
Building: Parc Saint Roman
Country: Monaco
Ref.: VM05-984
Price: on application

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MONTE-CARLO SUN BEAUTIFUL FLAT LOCATED IN A LUXURIOUS BUILDING NEAR THE LARVOTTO BEACHES

Beautiful flat located in a luxurious building near the Larvotto beaches and the Monte Carlo Country Club. Concierge present 7/7 H24. Park with swimming pool and restaurant. Shops, schools, and transport nearby. The flat consists of: Entrance hall, a fully equipped kitchen opening onto the living room, dining room, 3 bedrooms with 3 bathrooms, 1 guest toilet, 1 garage, and 1 cellar.

La Rousse - Saint Roman is located in the eastern part of the principality of Monaco. It is the district of the Monte-Carlo Country Club and you will also find our real estate agency there. It is home to prestigious buildings such as the Monte Carlo Sun, Parc Saint Roman, Tour de l'Annonciade, le Chateau Perigord, and the brand-new Tour Odeon. It is also the largest district of the principality with the most inhabitants.

Product type: Apartment	Num cellars: 1
Price: 7 950 000 €	Building: Monte Carlo Sun
Living area: 145 m²	Num parking: 1
Total area : 158 m²	District: La Rousse - Saint Roman
Terrace area: 13 m²	Country: Monaco
Num rooms: 4	Ref.: VM04-78
Num bedrooms: 3	

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CHÂTEAU PÉRIGORD II - LUXURIOUSLY RENOVATED APARTMENT

In a prestigious residence with concierge service, luxuriously renovated 3 bedrooms apartment offering a beautiful view of Monaco and the sea. The flat is composed as a suite: A double living room with an American kitchen, terrace, two bedrooms, bathroom, master bedroom with bathroom, wardrobe, and air conditioning.

LA ROUSSE - SAINT ROMAN

located in the eastern part of the principality of Monaco. It is the district of the Monte-Carlo Country Club and you will also find our real estate agency there. It is home to prestigious buildings such as the Monte Carlo Sun, Parc Saint Roman, Tour de l'Annonciade, le Chateau Perigord, and the brand-new Tour Odeon. It is also the largest district of the principality with the most inhabitants.

Product type: Apartment	Num cellars: 1
Price: 6 850 000 €	Building: Château Perigord II.
Living area: 110 m²	Num parking: 2
Total area : 126 m²	District: La Rousse - Saint Roman.
Terrace area: 16 m²	Country: Monaco
Num rooms: 4	Ref.: VM04-78
Num bedrooms: 3	

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UNIQUE REAL ESTATE

MONTE-CARLO PALACE

A LARGE COMPLEX OF FOUR INDEPENDENT OFFICES

Located in the heart of the Golden Square in a prestigious residence with concierge service, a large complex of four independent offices on the same level offering large terraces overlooking the gardens of the Casino de Monaco.

This office lot includes 2 parking spaces and 4 cellars.
Additional parking spaces for 350.000€ per unit



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FOR RENT MONACO

Product type: Offices
Price: on application
Living area: 297 m²
Total area: 386 m²
Cellars: 4

Num parking: 2
Terrace area: 89 m²
District: Carré d'Or
Country: Monaco
Ref.: VMB-23



MAGNIFICENT APARTMENT IN LA RÉSERVE

Superb apartment in Avenue Princess Grace

Superb apartment completely renovated with quality materials and located on one of the most prestigious avenues of Monaco, Princess Grace Avenue, in a high-standing building on the seafront. This magnificent apartment benefits from a large terrace with a magnificent sea view and optimal sunshine.

Product type: apartment	Terrace area: 28 m²
Price: 12 400 000 €	Num parking: 1
Living area: 131 m²	District: Larvotto
Total area: 159 m²	Country: Monaco
Num rooms: 3	Ref.: VM0221-7

It is composed as follows:

One entrance

A spacious living room opening onto a pleasant terrace with sea view.

An independent kitchen

Two bedrooms with en-suite bathroom and shower room opening onto a terrace

Plenty of storage space

Guest toilets

The flat is sold with a parking space in the building and a cellar.



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UNIQUE REAL ESTATE

LE MILLEFIORI

APARTMENT WITH MAGNIFICENT VIEW OF MONACO AND THE SEA

Le Millefiori - In a prestigious residence located in the heart of Monte-Carlo, a beautiful apartment entirely renovated offering a magnificent view of Monaco and the sea.

It is composed of :

Entrance

Fully equipped kitchen

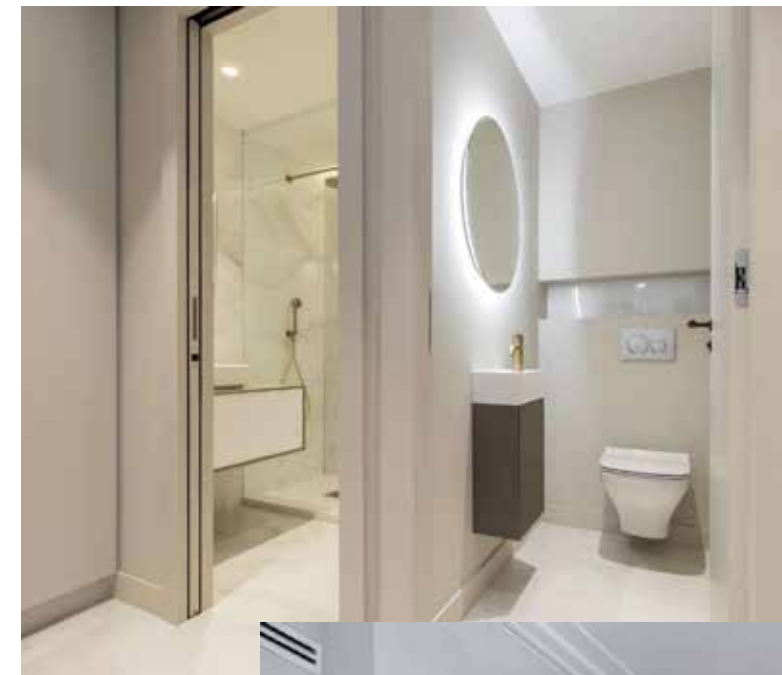
Room

Shower room

Terrace with a spectacular view

The apartment is delivered furnished or empty.

Product type: Apartment
Living area: 60 m²
Total area : 70 m²
Terrace area: 10 m²
Num rooms: 2
Floor: 22
Num parking: 1
Condition: Luxurious
Building: Le Millefiori
District: Monte-Carlo
City: Monte Carlo
Country: Monaco
Ref.: VM0121-14
Price: 4 200 000 €



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FOR SALE MONACO

THE CARRÉ D'OR AND MONTE-CARLO

most famous districts of the Principality of Monaco. They are the golden center of luxury at the heart of Monaco. There you can find several iconic places such as the Place du Casino, the famous Hotel de Paris, the luxury shopping center "Le Metropole" but also sumptuous buildings such as the Park Palace and the Mirabeau. The real-estate prices are some of the most expensive in the world and can reach up to 100.000 EUR/sqm.



THE DISTRICTS OF MONACO

DESPITE THE LIMITED SIZE OF THE TERRITORY OF MONACO, EACH OF ITS DISTRICTS HAS SOMETHING DIFFERENT AND UNIQUE. FROM FONTVIELLE TO THE LARVOTTO, VERY DIFFERENT LIFESTYLE AND ARCHITECTURES CAN BE OBSERVED THROUGHOUT THE CITY.

THE CARRÉ D'OR AND MONTE-CARLO

are the most famous districts of the Principality of Monaco. They are the golden center of luxury at the heart of Monaco. There you can find several iconic places such as the Place du Casino, the famous Hotel de Paris, the luxury shopping center "Le Metropole" but also sumptuous buildings such as the Park Palace and the Mirabeau. The real-estate prices are some of the most expensive in the world and can reach up to 100.000 EUR/sqm.

LA ROUSSE - SAINT ROMAN

is located in the eastern part of the principality of Monaco. It is the district of the Monte-Carlo Country Club, and you will also find our real estate agency there. It is home to prestigious buildings such as the Monte Carlo Sun, Parc Saint Roman, Tour de l'Annonciade, le Chateau Perigord, and the brand-new Tour Odeon. It is also the largest district of the principality with the most inhabitants. Several construction projects such as Testimonio II, the Girofée Tower and a new shopping center are turning this residential district into one of the trendiest districts in Monaco.

LE LARVOTTO

is the district of the beaches and is located at the border with Roquebrune-Cap-Martin. It is home to famous hotels and nightclubs such as the Monte-Carlo Bay, the Méridien, and the Jimmy's. You will also find there the quiet and relaxing Japanese garden just in front of the Grimaldi Forum. The undergoing great offshore extension named La Anse du Portier is being built just in front of the Grimaldi Forum and will offer new apartments, a marina, and several public spaces.

LA CONDAMINE AND LE PORT

These two districts offer you the old charm of a shopping district with La Rue Grimaldi and its stores. These two districts are very alive with the pedestrian area of Rue Princesse Caroline and the quays at the port with many bars and restaurants. Some buildings like the Palais Heracles, Ermanno Palace, and Shangri-La give you an exceptional view of the Monaco Grand Prix. And the famous clubs and restaurants such as La Rascasse, Le Before, le Stars and bar will offer you crazy nights during the big events in Monaco.

FONTVIELLE

This district is the southernmost ward in the Principality of Monaco. It was developed by an Italian architect, Manfredi Nicoletti, between the 1970s and the 1990s. It includes Stadium Louis II, a marina, some beautiful and luxurious buildings such as the Seaside Plaza, Terrasses du Port, and the Eden Star.

THE EXOTIC GARDEN AND MONEGHETTI

These districts overlook the Principality of Monaco and the apartments there offer a fantastic view of the city and the sea. Many residents looking for a quiet place to live in Monaco favor these two districts that are located in the back of the hottest spots of the city. They are also home to the exotic garden with its plants coming from all around the world as well as the place, where the prestigious hospital Princess Grace offers its high-quality medical services is located. Beautiful buildings such as the Les Ligures, Patio Palace, and Harbour Light Palace are located there and offer the most amazing panoramic view over Monaco and the sea.



TROCADERO: LARGE APARTMENT LOCATED IN A BEAUTIFUL RESIDENCE WITH CONCIERGE

Large apartment located in a beautiful residence with concierge in the Monte Carlo area with direct lift to place des moulins and larvotto beaches. Very nice renovated flat with sea view, composed: a large entrance hall with guest toilet, a spacious living room opening onto the loggia, a fully equipped open kitchen, a master bedroom with cupboards and en-suite bathroom, a small room/office. Air conditioning, double glazing, electric shutters.

MONTE CARLO DISTRICT

Monte-Carlo is the most emblematic district of Monaco located in the center of the city around the Casino. The real estate in this district is exceptional and steeped in history. Most exclusive hotels, restaurants and clubs are located in this district and this is definitely the place to live for the ones who wish to be part of the elite.

Product type: Apartment	Terrace: 20 m²
Price: 5 900 000 €	Num cellar: 1
Living area: 110 m²	Building: Trocadero
Total area: 130 m²	District: Monte-Carlo
Num rooms: 2	Country: Monaco
Num bedrooms: 1	Ref.: VM0321-30

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VACATION RENTALS**

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FRENCH RIVIERA & MONTE-CARLO

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*Maximize your incomes from your property for
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**Save time, our teams are available anytime to
take care of everything (cleaning, condition of
the premises, maintenance, etc.)**

**Do not take any risks, we take all the necessary
precautions to protect your property.**

The French Riviera, from Menton to Saint-Tropez, via Monaco and Cannes, will always remain, thanks to its art of living, its landscapes, and its heritage, a privileged destination for the international elite. For all those who are lucky enough to own a property here, the desire to preserve this heritage over time is perfectly legitimate. The technical maintenance of such a property is, in fact, essential even if it can be costly in time and money. In this sense, the seasonal rental with our agency, MONACO PROPERTIES, is an optimal solution for all your needs. On the one hand, you increase your income, which can be used to finance the maintenance of your property, and on the other hand, you keep the possibility to use your property when you need it. In addition, we take all the necessary guarantees on the tenants to ensure that your property remains in good condition. All this, without you having to make the slightest effort. It will be our pleasure to become your trusted contact for all matters relating to your property.

*For any further information, contact us by phone or email at the
address below:*

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Email: info@mpmonaco.com
Telephone: +377 97 97 33 97

French Riviera
CONTINENTAL REAL ESTATE
Address: 33 Bd. du G. Leclerc, 06240 Beausoleil
Email: info@mpmonaco.com
Telephone: +33 4 93 97 50 50

PROPERTY MANAGEMENT AND PROPERTY RENTAL SERVICE IN MONACO & FRENCH RIVIERA



THE EXPERIENCE OF EXCELLENCE

PROPERTY MANAGEMENT IS A MATTER OF TRUST

With several high standing apartments and Villas in management, we have built a specialized know-how that enable us to fulfill your expectations in the most effective way.

- We search for tenants, creation of the lease and collection of the rents,
- control of repair and maintenance works.
- Representation of the property owner at the meeting of the co-ownership,
- management of the administrative procedures and the payment of the bills.

We have a dedicated back-office team to manage properties on the behalf of our international owners. Our fees are thanks to our optimized organization below the market average fees, depending on the number of properties to be managed and the contract type.

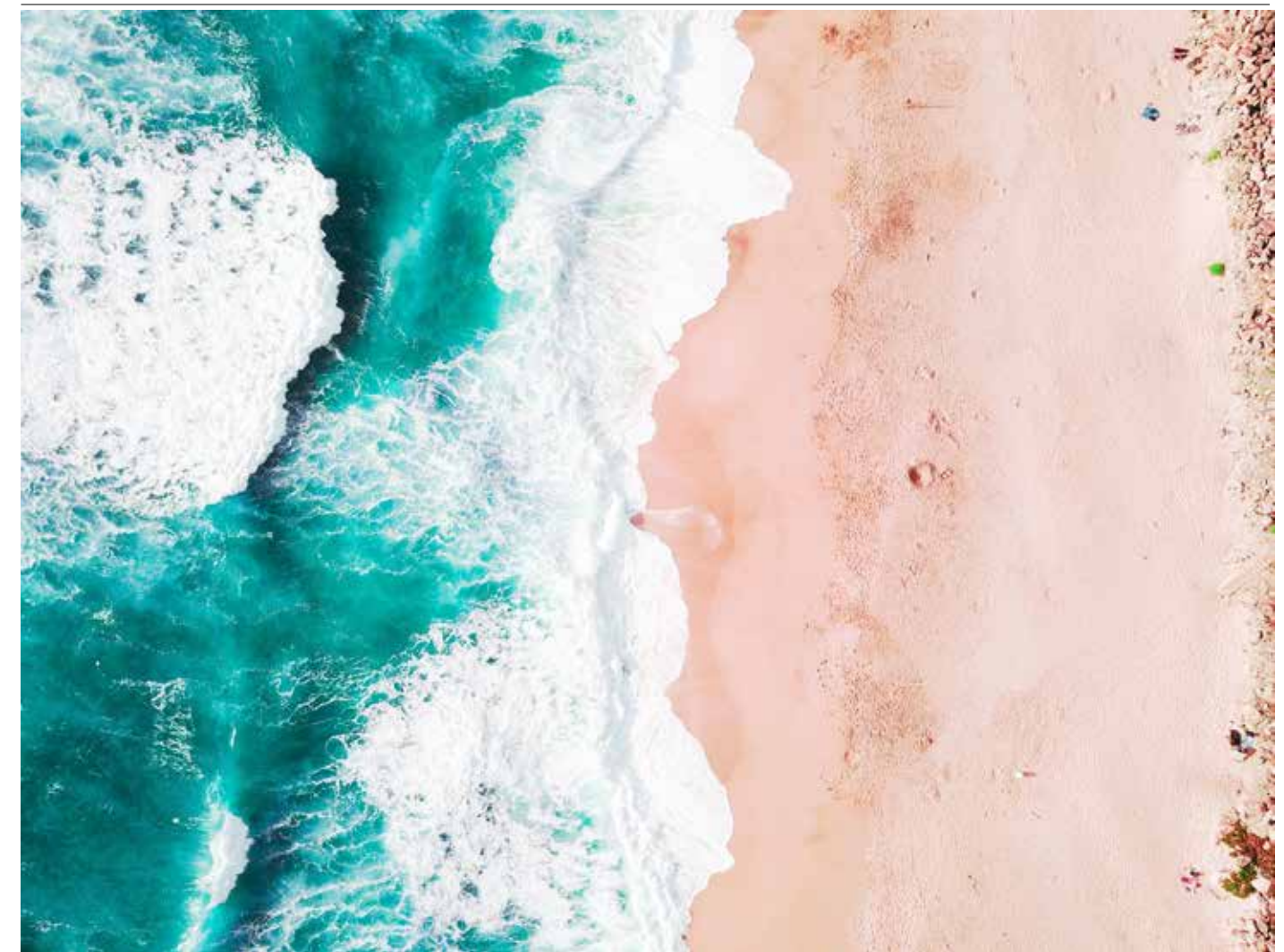
CONTACT MONACO PROPERTIES

You can write us a message or come to our office. We will contact you as soon as possible in order to take care of your request and manage the organization of a first meeting.

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THE EXPERIENCE OF EXCELLENCE



Vitamin Sea

If doctors had the ability, they would prescribe sea as a medication. Find out what a sea has in terms of healing strength and power.

THE AIR IS SATURATED WITH SALT AND MINERALS.

The sea breeze is salty and humid. Dissolves mucus in the airways and helps clean the mucous membranes. It's also high in evaporating minerals and trace elements, which help to

relieve psychological stress. Spending time at sea is highly advised for asthmatics, allergy sufferers, and individuals with chronic lung disorders.

SEA WATER NOURISHES THE SKIN.

Minerals and salt, such as sodium, magnesium, calcium, bromine, and iodine, make up about 3.5 percent of the volume of salt water, which has a beneficial effect on the skin. These elements also help in blood circulation and

metabolism. Swimming in salt water can help with muscle diseases and spine issues.

YOUR VITAMIN D RESERVES GET RESTORED.

This vitamin is necessary for immune system development, bone health, and the proper functioning of the neurological and cardiovascular systems.

THE CLIMATE HELPS TO REDUCE BLOOD PRESSURE.

The sea climate is an excellent cure for thyroid issues and high blood pressure due to the high salt content in the water and air.



I Success International Awards

We were pleased to join a major event during the annual Cannes Film Festival, which took place in Villa Forbes in Cannes on Friday, July 9th.

Superfilm Studios, in collaboration with Forbes France, sponsored the I Success International Awards. This year, the red carpet was stormed by successful people from all around the world, who shared their tales on stage.



I SUCCESS
connecting people



I Success is a public relations and events agency specialized in building high visibility PR campaigns.

We work in any field, whether we are talking about technology, medical services, pharmaceuticals, fashion, beauty, or personal branding. We implement creative and memorable, effective and dynamic PR campaigns. We cultivate media relations and bring awareness to our customers. We adapt to customer requirements and offer them the most suitable solutions for any communication challenge.



PROPERTIES ON THE FRENCH RIVIERA

MONACO PROPERTIES,
YOUR REAL ESTATE PARTNER IN
Monaco and FRENCH RIVIERA

Saint-Tropez

Saint-Tropez was once a small fishing village, but it is now one of the most popular Côte d'Azur destinations. Despite its small size, it will pleasantly surprise you with its tidiness and cleanliness upon first glance. Provencal-arranged cafes with small tucked-in shops will take travelers to another world. In Saint-Tropez you will find peace in the quiet narrow romantic streets, but also designer boutiques, which will be appreciated especially by the female part of the population. Prada, Versace, and Dolce Gabbana are examples of brands carved into historic stone structures to blend in with the architectural style.

There aren't just Provencal buildings, cafés, towers, or promenades to be found. Modern luxury ships docked in an ancient and scenic harbor will pique the curiosity. It is at this point that it can be seen that the modern age can also gently correspond to ancient elements.

ATTRACTIONS WORTH VISITING IN SAINT-TROPEZ

The first attraction that will undoubtedly interest every visitor is the Gendarmerie Nationale, where a series about a conceived gendarme from Saint-Tropez took place, starring the legendary actor Louis de Funés. This gendarme station is a top attraction and every tourist is obliged to take a picture of it. It is renovated and accessible to tourists.

A 17th-century citadel proudly stands above the town in a small pine forest. On the exterior of the Citadel are cannons that were supposed to protect the city from the invasion of enemies. They are on display in the courtyard that surrounds this imposing structure. From the top, you can enjoy a wonderful view of the whole coast.

WHERE TO GO TO THE BEACH?

From the ancient port, you can very quickly get through the tangle of cafes and boutiques to the nearby beach Bouillabaisse. But the most luxurious is the beach in the bay of Pampelonne with many bars, restaurants and water sports. Here you will find the famous Nikki Beach, Bagatelle, or the legendary Club 55.

NIGHTLIFE

After sunset, the city catches its second breath. It is especially busy on the Quai Jean Jaures, lined with pompous bars that are always full of people. The most famous and most "chic" nightclub called Les Caves du Roy can be found at the Hotel Byblos. It stands on the most exclusive and most expensive street Avenue Paul Signac. The popular bar Le Quai and L'Opéra, both located in the port, are known for their extravagant shows and live singing performances every night. After a great dinner, you can visit the famous club VIP Room. The clubs open before midnight, yet the party lasts until the early hours of the morning.

AUTHOR MARTINA BORBELYOVA



SEASONAL RENTAL

LUXURY VILLAS & VACATION RENTALS

LUXURY VACATION HOME EXPERIENCE

FRENCH RIVIERA & MONTE-CARLO

SEASONAL RENTALS WITH MONACO PROPERTIES

**Make your stay an unforgettable experience
by renting one of our sumptuous properties in
Monaco and on the French Riviera.**

**Save time, our teams are available at any time
and take care of everything (airport transfer,
cleaning, private driver, meal delivery, etc.).**

The French Riviera, from Menton to Saint-Tropez via Monaco and Cannes, will always remain thanks to its art of living, its landscapes, and its heritage a privileged destination for the international elite.

To make the most of the best that the French Riviera has to offer, rent one of our sumptuous properties and let our teams serve you for an unforgettable stay. From your transfer from the airport to your meals-on-wheels delivery, we take care of everything you need.

Our dedicated team at MONACO PROPERTIES can answer all your questions regarding the seasonal rentals. Do not hesitate to contact us, we will do our utmost to provide you everything you need.

Address: 14 Boulevard d'Italie, 98000 Monaco

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EXCEPTIONAL VILLA FOR RENT PERCHED ON THE SLOPES OF CAP FERRAT WITH AN EXQUISITE VIEW OF THE MEDITERRANEAN SEA

Villa O is perched on the slopes of Cap Ferrat with an exquisite view of the Mediterranean Sea and truly is one of the most desirable properties in this exclusive stretch of the French Riviera. A contemporary villa that is only a short walk to Saint Jean Cap Ferrat village and harbor. It offers an outstanding setting to entertain guests, families, host a party or relax in secluded privacy.

Visitors to Villa O will have everything to hand they could possibly want for. Rooms are spacious, with wonderful views, and with a high-quality finish befitting this kind of luxury living. The external areas and gardens are as varied as they are wonderful, with pagodas, terraces, eco swimming pool, tiled Jacuzzi tub, and manicured lawns all with the breath-taking vista across the Mediterranean Sea.

Luxury Accommodation for Up to 12 Guests: Between the villa and the equally appointed guest house there is plenty of room for up to twelve guests to stay overnight in luxurious accommodation. All six bedrooms (four in the main house; two in the guest house) have lounge areas and gorgeous en-suites, as well as their own personal Bang & Olufsen entertainment systems.



You have not found a property that suits your needs? Contact us so that we can offer you a selection of assets in line with your project.

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Product type: Villa rental
Living area: 1250 m²
Total area : 2000 m²
Terrace area: 700 m²
Num rooms: +5
Num bedrooms: +5
Num parking: 5
Guests: 12
Condition: Luxurious
City: Saint-Jean-Cap-Ferrat
Country: France
Ref.: LSF0520-6
Price: on request



EXTRAVAGANT CONTEMPORARY | PROPERTY EZE SUR MER



Newly constructed Californian estate property overlooking the bay of Eze offering 4000 sqft of high-end living space. This is the ultimate in glamorous contemporary villa living. Highlighting beautifully detailed accommodations arranged over two levels. Heated infinity swimming pool and unobstructed sea views, all within minutes of the beach.

The villa's design includes a modern feel and is composed of a large open-plan living area with a fully equipped open concept kitchen spanning to the terrace, and five bedrooms all with ensuite bathrooms and a Mediterranean Sea view. Also included is a rooftop terrace featuring panoramic views of the French Riviera and parking for 4 vehicles. The perfect place for sunset cocktails.

Whether with the family, wedding, a group of friends up to 20 people or to celebrate a special event, this is an exceptional property!

Indicative Prices, more information upon application

Product type: Villa	Num bedrooms: 6
Living area: 380 m²	City: Eze
Total area: 700 m²	Country: France
Land area: 850 m²	Ref.: LF0520-9

Location: The property is nestled in a beautiful quiet residential area below Eze Village, overlooking the middle of the bay of Eze. In this part of Southeast France, the French Riviera (Cote d'Azur) is one of the most scenic stretches of coast between Nice and Monte Carlo. The villa is situated with 180° views of the Mediterranean Sea and surrounding coastal cliffs. It features a dramatic infinity pool with unobstructed views, making it one of the most sought out areas in the villa. It is the perfect place to enjoy the sunshine and sea air. If you desire a dip in the sea, you are only a 6-minute walk to the beach.

Can't find the correct accommodation? Contact us, so we will start a search through our networks and provide you with a selection of properties corresponding to your need.

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STUNNING VILLA ABOVE THE SEA, BELOW EZE VILLAGE FOR RENT

Southeast France – (Cote d'Azur) one of the most beautiful locations on the French Riviera, between Nice and Monte Carlo.

With only a five-minute walk to the beach, this magnificent single-story Mediterranean Villa is facing south with a 180o view of the sea and surrounding coastal cliffs. Over 1000 m2 surrounded by tropical vegetation and fragrant orange and pine trees, it's an ideal, peaceful, and relaxing vacation environment.

Product type: villa	Land area: 1000 m ²
Price: on request	Num parking: 2
Living area: 200 m ²	Num. bedrooms: 4
Total area: 1200 m ²	Country: France
Num rooms: 6	Ref.: LSF0520-4

Located in a quiet and safe residential area, fully air-conditioned and tastefully furnished. Ideally accommodating four couples, in 4 large bedrooms/ 4 bath. Lighted Tennis court. Whether with family, wedding, anniversary, a group of friends, this is an exceptional property for your event.

The capacity can be increased to 18/20 people with an extension in the immediate vicinity of the property while being able to keep an independent side.

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WATER'S EDGE, A BREATHTAKING VILLA IN SAINT TROPEZ

Water's Edge - A breathtaking villa. Located in the most prestigious private estate in Saint Tropez. The villa offers stunning views of the Mediterranean. The villa has state-of-the-art security and high-quality finishes due to the work of renowned interior designers. The villa consists of 7 bedrooms: a suite with 2 bathrooms, 5 bedrooms with bathrooms, and a guest apartment that consists of a bedroom, a living room, a dining room, and a bathroom. Guest toilet fully equipped design kitchen a salon a TV room a dining room. Large covered terraces a heated infinity pool a landscaped garden direct access to the sea.

Product type: House
Living area: 400 m²
Total area: 5 554 m²
Land area: 5 154 m²
Num bedrooms: 7
City: Saint-Tropez
Country: France
Ref.: LSF0120-2
Price: 50 000 - 75 000 €

*Indicative Prices, more
information upon application*

SAINT TROPEZ

Saint Tropez - With its Old Port which is an atmospheric place where sparkling yachts are moored and lively cafes pour into the cobbled streets. A glamorous destination in France, St-Tropez exudes both charm and decadence. Here you will find everything from gourmet restaurants and gourmet food stores to lively fish markets, art galleries, beach bars and scenic hiking trails. This is where the three-Michelin-starred restaurant is located.



LUXURIOUS VILLA IN SAINT TROPEZ



Saint-Tropez - Luxurious villa located in an extremely private residential area of St Tropez. Luxurious 9 bedrooms Villa, designed by the famous architect "François Vieillecroze" and the well-known interior designer "Gilles & Boissier". It is a few minutes' walks from St-Tropez, close to the beaches of "Pampelonne", "des Salins" and "Canoubiers Bay". The Villa has a magnificent planted yard, designed by "Derbez", with many olive trees.

The whole Villa has been made with refine materials, noble quality wood, and dry masonry.

The first floor Villa entrance leads to a fully furnished lining room with a 75" plasma screen and a working fireplace. On the one hand, the dining room is made up of a large table for 12 and the fitted kitchen includes a cold room and a table for 6. The whole floor leads to the covered terrace, outdoor dining room and a summer living room that overlooks the 65 feet heated pool. The ground floor presents 5 VIP bedrooms (including one dedicated for kids) and 2 utility rooms. The Villa is also made up of an independent 325 square feet outside the room. All have bathrooms and restrooms. Private SPA. Parking lots for 10 cars.

Indicative Prices, more information upon application

Product type: Villa	Num bedrooms: +5
Living area: 700 m²	City: Saint-Tropez
Total area: 5 400 m²	Country: France
Garden area: 4 700 m²	Ref.: LS0520-2

SAINT TROPEZ

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VILLA CASA VISTA

BEAUTIFUL VILLA IN CANNES



UNIQUE REAL ESTATE

SHORT TERM RENTAL

Villa Casa Vista - Exceptional Villa in Cannes offering an unparalleled view of the Bay. This property has 6 bedrooms, 6 bathrooms a cinema room, a sauna, a Hammam, a massage room, a gym area, a beautiful summer kitchen opening into the infinity pool with a Jacuzzi offering perfect privacy with a stunning sea view. A 4-seater garage and a wine cellar are also included. It should be clarified that the Villa is new and furnished with prestigious materials for your perfect vacation.

Product type: Villa
 Living area: 730 m²
 Total area: 5 230 m²
 Land area: 4500 m²
 Num rooms: 6
 Num bedrooms: +5
 Num parking: 4
 Num box: 1
 City: Cannes
 Country: France
 Ref.: V0619-4
 Price: from 100 000 €/month

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Indicative Prices, more information upon application





Product type: Villa
Living area: 1200 sqm
Num bedrooms: 8
City: Cannes
Country: France
Ref.: LS0320-1
Price: 200.000 EUR

Indicative Prices, more information upon application.



STUNNING 8 BEDROOM CHATEAU IN THE CENTER OF CANNES WITH SEA VIEWS, POOL AND EASY ACCESS TO THE CROISSETTE AND BEACHES

Gorgeous 8 bedroom Chateau located in the center of Cannes, fully refurbished to the highest standard.

- Fully Gaggenau equipped kitchen.
- Living room with TV open onto a large dining room.
- Large reception room with fireplace.
- Laundry room
- Fitness area
- Terrace with "Îles de Lérins" and sea view
- 1200 sqm

Additional service: Safe in each bedroom, Alarm system, individual alarm system for the master, Camera, heated swimming pool (5X11M), lift.

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TIMELESS STORY OF BENTLEY

Bentley was founded by auto enthusiast Walter Owen Bentley, in partnership with his brother in 1919 in England. Their 1st autos had been built available in 1921, about a year afterwards than it had been expected to be launched. The business was often lacking funds which led W.O. Bentley to create the choice to seek the help of millionaire Woolf Barnato which eventually, this result in Barnato owning the firm and generating him chairman in the board.



Bentley manufactured large overall performance autos that won consecutive victories from 1927 to 1930 at the 24 hours of Le Mans. Woolf Barnato, getting a motorist himself, tried to keep the firm in shape although it meant utilizing most of his wealth, but the costly parts and maintenance of the Bentleys could not withstand the wonderful depression and was at some point sold to Rolls-Royce in 1931.

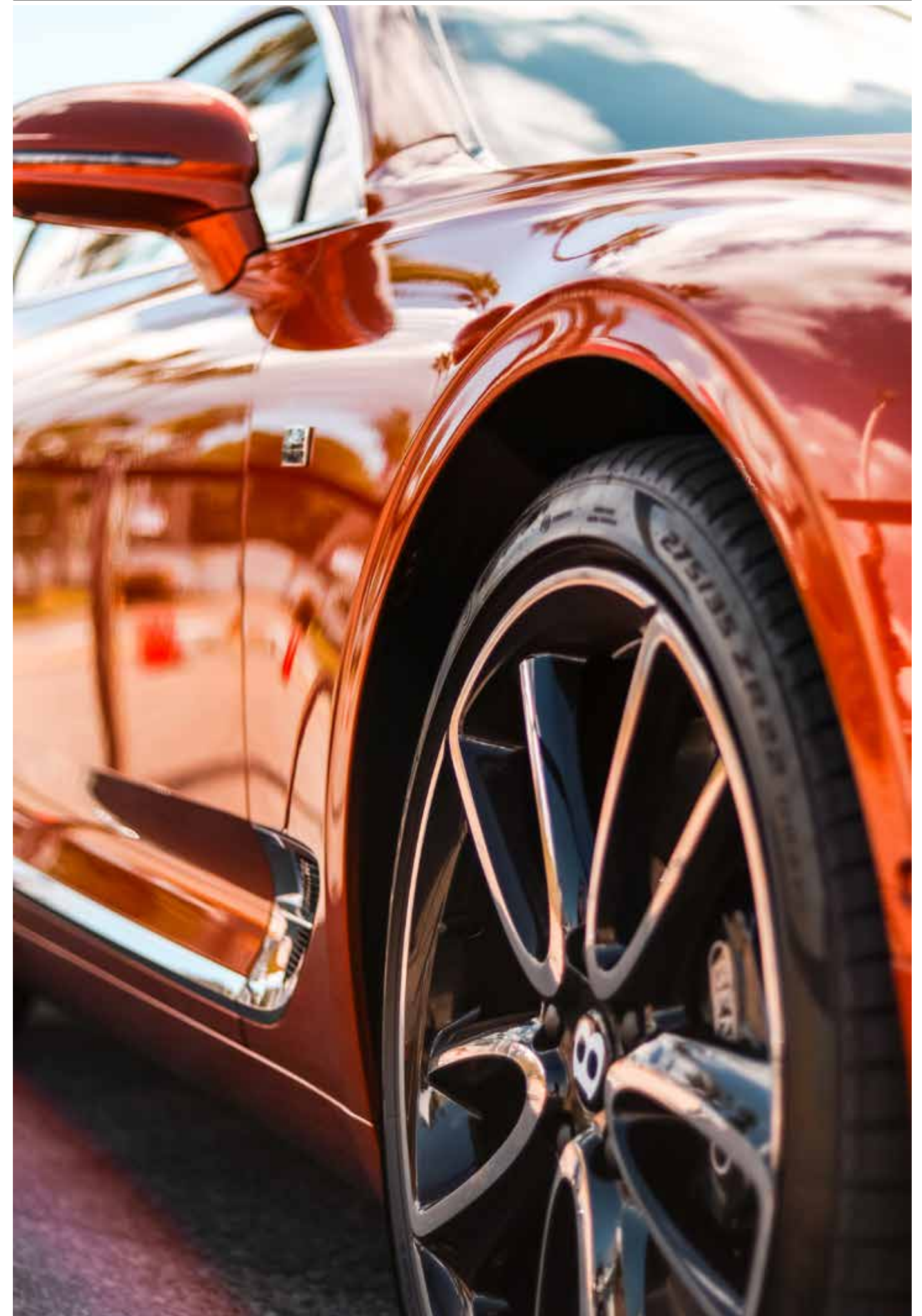
Upon Rolls-Royce's acquisition of the business, it absolutely was renamed Bentley Motors Limited. The old Bentley customer's did not such as the new Bentley as it had been perceived being a less expensive Rolls-Royce since it resembled the Rolls' shape and exterior, nonetheless, some liked therefashion. Ultimately, sales dropped for both the Rolls-Royce along with the Bentley and the

business was acquired by Vickers.

In 1998, the business was won by Volkswagen from a war bid with BMW, nonetheless the two businesses have found a way to produce a rendezvous for each businesses to have a role inside the manufacturing and retention in the brand in the Rolls-Royce models.

Staying a top of the line, higher overall performance engine high-class auto, Bentleys are nonetheless considered as one of the most prestigious manufacturers in the world.

And from then until now, Bentley cars have never failed to deliver quality and functionality, both in the luxury and racing department.



MONACO PROPERTIES PRESENTS:
LUXURY VACATION EXPERIENCE

YACHT CONCIERGE

Allow us to take you on an unforgettable journey of relaxation, tranquility, and the magnificence of the Côte d'Azur.

Your time, we believe, is your most valuable asset. Our aim is to deliver a level of service that exceeds your expectations, allowing you to spend more time with your family and friends while we take care of the rest.

**FEEL RIGHT AT HOME AS
YOU EXPLORE THE WORLD**

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THE EXPERIENCE OF EXCELLENCE

THE FRENCH RIVIERA IS A MAJOR YACHTING AND CRUISING AREA WITH SEVERAL MARINAS ALONG ITS COAST. THE CLIMATE, CUISINE AND SOPHISTICATION OF THE FRENCH RIVER MAKE IT ONE OF THE MOST POPULAR YACHTING DESTINATIONS IN THE WORLD.

Are you having interest in chartering private yachts for your cruise vacation? If yes, then you are not the only one. Nowadays, most individuals opt for chartering a private yacht, rather than going for traditional cruises. After all, it serves as a perfect method of having a nice and peaceful journey on water.

According to the Côte d'Azur Economic Development Agency, each year the Riviera hosts 50% of the world's superyacht fleet, with 90% of all superyachts visiting the region's coast at least once in their lifetime. Monaco, Antibes, Cannes and St Tropez are popular ports for these mega yachts.

Weather - The Côte d'Azur has a Mediterranean climate, with sunny, hot, dry summers and mild winters.

Temperatures are moderated by the Mediterranean days of frost are rare in the winter and in summer the maximum rarely exceeds 30°C. Strong winds such as the Mistral, a cold dry wind from the northwest or from the east, are another characteristic, particularly in the winter.

Charter Season - The French Riviera charter season generally runs from April to the end of October. July and August are the hottest months and tend to have the lightest winds and also the largest crowds. This is also the high season for yacht charter. Other good times to charter your yacht are on either side of the high season, April-May and September-October, the temperatures are more comfortable and there is not the overcrowding that can be experienced during July and August.



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