



# MONACO PROPERTIES

MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

## PARK PALACE

OUTSTANDINGLY DESIGNED  
APARTMENT

REAL ESTATE MARKET OF  
MONACO

LIVING IN  
MONTE-CARLO

EVERYTHING YOU NEED  
TO KNOW

ISSUE 01 | SUMMER 2020

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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](http://www.monacoproperties.mc), for inquiries,  
you may call +377 97 97 33 97 or  
email [info@monacoproperties.mc](mailto:info@monacoproperties.mc)*





#### OFFICE

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Editorial design created by Martina Borbelyova for MONACO PROPERTIES.*

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# 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:

- **Monaco Tax Haven** - Monaco residents are not subject to tax on their worldwide incomes and wealth.
- **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

World-wide ATP Tennis tournament, the Rolex Monte-Carlo Masters takes place each April at the prestigious Country Club of Monaco. You can come and enjoy the best tennis players in the world playing on the sunny ground of Monaco.



### MONACO FORMULA 1 GRAND PRIX

Every end of May, Monaco transforms itself into one of the most famous and hardest Formula 1 tracks. You should book your tickets early in order to enjoy the race car weaves in and out in the maze of the Monegasque streets.



### INTERNATIONAL CIRCUS FESTIVAL IN MONACO

Every year in January takes place the International Circus Festival under the Monegasque Big Top in Fontvieille. It is an unavoidable moment for circus enthusiasts. They will see the most beautiful spectacles in the world. Shivers and smiles are guaranteed for everyone.



### MONTE-CARLO JUMPING

Each June, a great moment of riding awaited by all horse lovers takes place in Monaco. The Monte-Carlo Jumping is recognized worldwide for its excellence thanks to the quality and technicality of its tracks and equipment.



### MONACO YACHT SHOW

Every year in September, the Monaco Yacht Show exhibits 125 unique and exceptional superyachts built by the world's largest shipyards and welcomes the major players in yachting. A unique chance to admire the most beautiful yachts in the world.





# LAST NEWS FROM THE REAL ESTATE MARKET OF MONACO

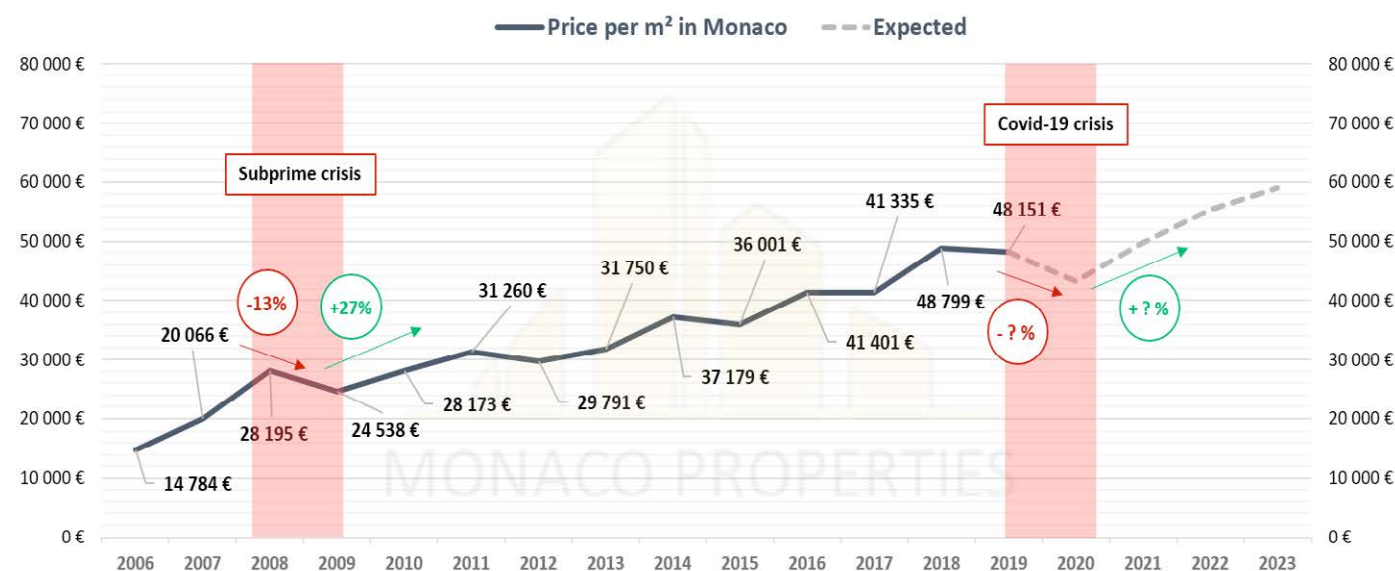
*BUY ON THE SOUND OF CANNONS,  
SELL ON THE SOUND OF TRUMPETS*

- *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 new record high at 6,051,732 € in 2019 against 5,159,465 € in 2018. Indeed, 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. Cash that can have a negative return in some banks.

Given the current economic crisis caused by the Covid-19 epidemic, 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 regaining +27% over the following two years.

**Average price per m<sup>2</sup> in Monaco**

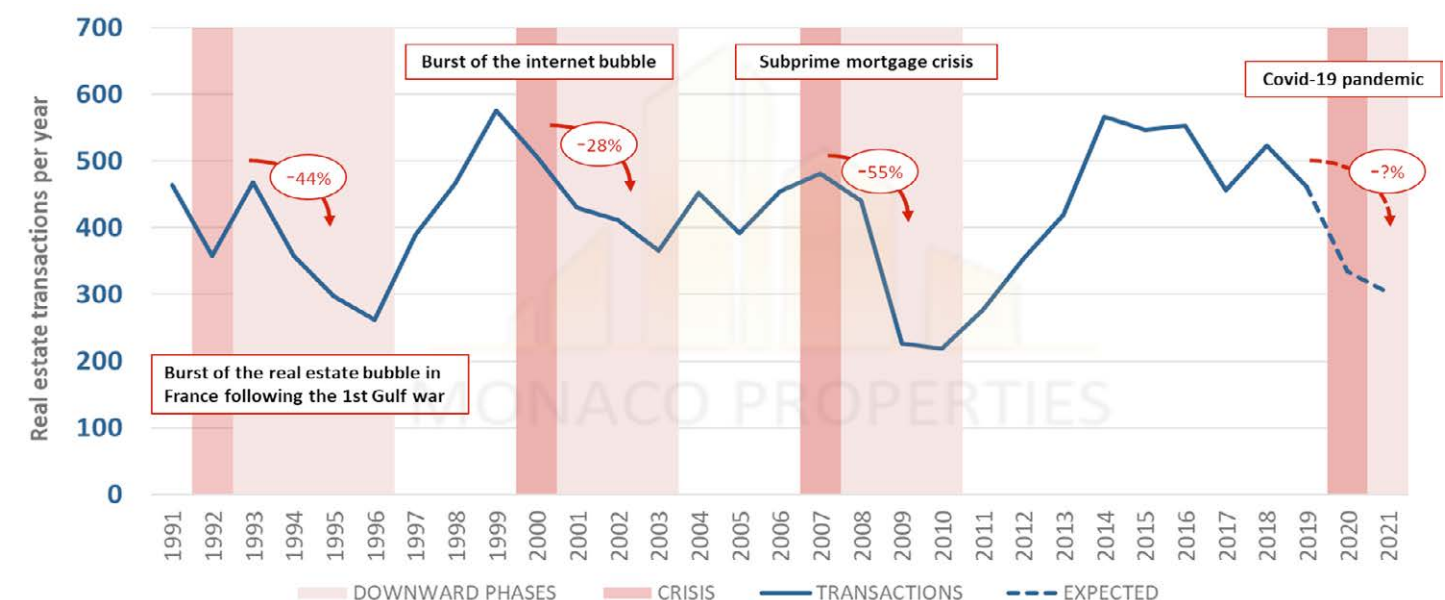


Most probably, once the panic period has passed and investors have regained confidence in the future, a so-called V-shape recovery will be observed on the real estate market of Monaco. Price stability during the crisis and price recovery afterward should be supported by the following three main drivers.

- **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**







# 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.



# 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.

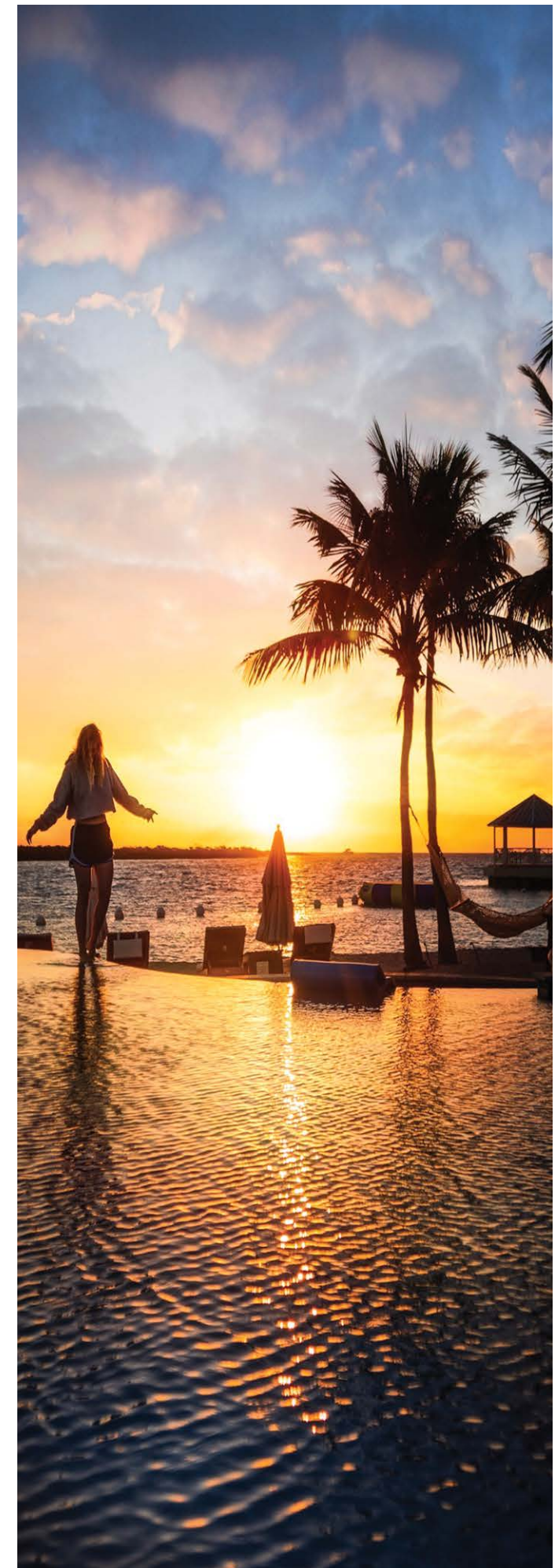
- We search for tenants, creation of the lease and collection of the rents,
- control of repair and maintenance works.
- Representation of the property owner at the meeting of the co-ownership,
- management of the administrative procedures and the payment of the bills.

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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Website: [www.monacoproperties.mc](http://www.monacoproperties.mc)





## 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.



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.



# RENT YOUR PROPERTY SEASONALLY WITH MONACO PROPERTIES

**LUXURY VILLAS &  
VACATION RENTALS**

LUXURY VACATION HOME EXPERIENCE

FRENCH RIVIERA & MONTE-CARLO

## RENT YOUR PROPERTY SEASONALLY WITH MONACO PROPERTIES

*Maximize your incomes from your property for  
more financial freedom*

**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:*

Monte-Carlo  
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French Riviera  
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Telephone: +33 4 93 97 50 50



# EXPERIENCE THE MOST EXCLUSIVE EVENTS OF THE RIVIERA WITH GEO

With its diverse population and unique cultural influences, the French Riviera and Monaco are bustling areas that always offer more than the day before.

## ENJOY THE BEST OF THE RIVIERA

Our supreme goal is to offer high profile clients, a one-stop shop to fulfilling all their requests with flawless execution. We offer also specialized experience packages and exclusive perks to the most prestigious events of Monaco and the French Riviera creating unique and memorable experiences.

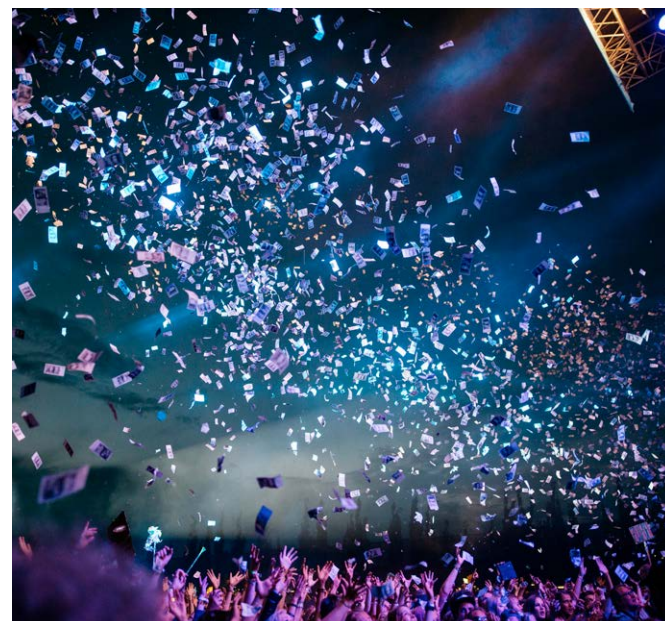


*Global Events Organizer Monaco*

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# SIMPLIFY YOUR LIFE, FOCUS ON THE ESSENTIAL WITH STAVILA CONCIERGERIE DE PRESTIGE

Do you want to maintain or secure your property, organize a party, or have your house cleaned after your guests have left? We offer you 24/7 services to simplify your life and free you from the daily constraints. We operate in Monaco (Monte Carlo) and on the French Riviera from Menton to Saint-Tropez.



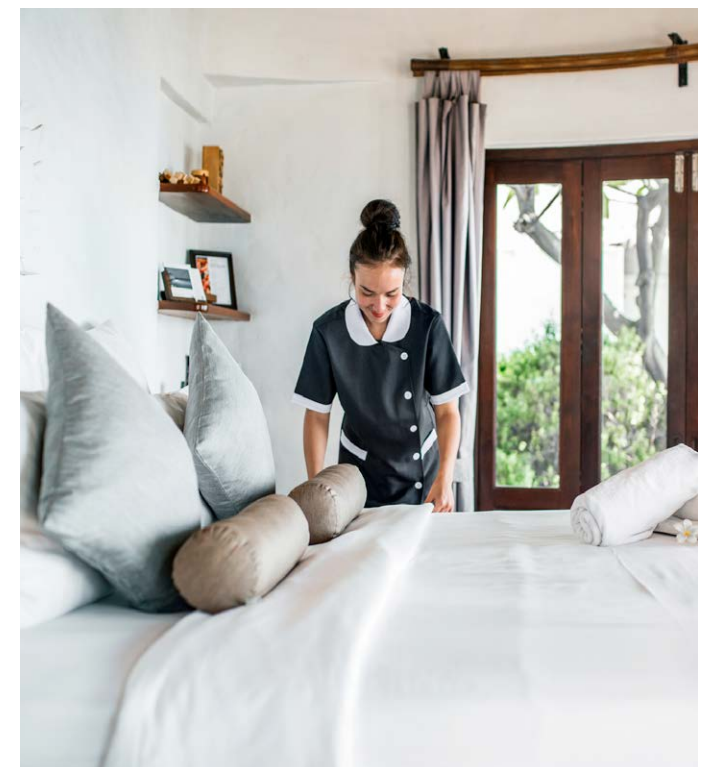
STAVILA  
CONCIERGERIE DE PRESTIGE

**STAVILA Conciergerie de Prestige**

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# BUYING AN APARTMENT IN MONACO

*Buying an apartment is and always will be an important step in the life of a private individual. In order to avoid the pitfalls and to be fully satisfied with its acquisition, it is essential to take advice from a real estate professional.*

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.*





# PROPERTIES IN MONACO

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





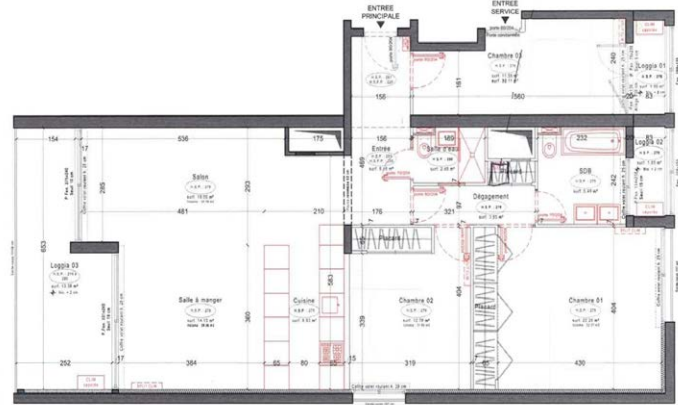
## CHÂTEAU PÉRIGORD II RENOVATED APARTMENT

Located in the Saint Roman district, spacious apartment with sea view located in a quiet and modern style residence with a 24-hour concierge. The apartment has been renovated with high-quality materials and consists of 3 bedrooms, 1 American kitchen, 2 bathrooms and a guest toilet. Possibility to rent a car park and a cellar.

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	Num bedrooms: 3
Price: 5 950 000 €	District: La Rousse
Living area: 125 m²	City: Monaco
Total area : 110 m²	Country: Monaco
Terrace area: 15 m²	Service charges: 550€
Num rooms: 4	Ref.: V919-2

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## L'EXOTIQUE: LUXURY APARTMENT WITH A BREATHTAKING VIEW

In a new building of high standing, large and luxurious apartment offering a breathtaking view of Monaco and the Mediterranean Sea. The apartment is located on a high floor and consists of 3 bedrooms each with a bathroom and a double living room with a kitchen.

Quartier du Jardin Exotique: The exotic garden and Moneghetti district are located high up and offer a magnificent view of Monaco and the sea. Ideal for investors looking for a quiet place to live and close to the most popular areas of Monaco. Many prestigious residences such as the Harbour Light Palace, the Patio Palace and Liguria offer a sumptuous living environment and incredible panoramic views of the sea.

Price: on application	Num cellars: 1
Living area: 179 m²	District: Jardin Exotique
Total area : 292 m²	Building: L'Exotique
Terrace area: 113 m²	City: Monaco
Num rooms: 3	Country: Monaco
Num bedrooms: 1	Ref.: V0819-20

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## LUXURY RESIDENCE WITH SWIMMING POOL, CLOSE TO THE BEACH

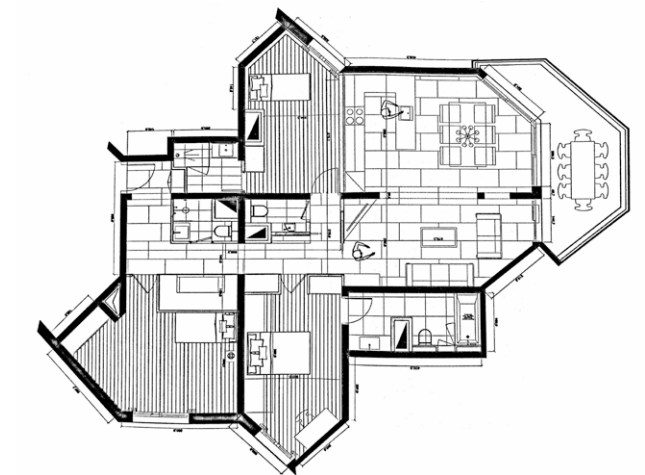
Located in a prestigious building neighboring the beaches of Larvotto and the Monte Carlo Country Club. Large and bright apartment refurbished with high-quality materials. It is composed of an entrance hall, a fully equipped kitchen opening onto a living room, dining room, 3 bedrooms with 3 bathrooms, 1 guest toilet. 1 parking space and 1 cellar.

The following services are available in the building:  
7/24 Concierge. Swimming pool and restaurant.

Larvotto district is located south of the La Rousse - Saint Roman district and borders the Carré d'Or/Monte-Carlo district. Larvotto offers the most beautiful beaches in Monaco as well as many luxury hotels and casinos such as Le Méridien or Monte-Carlo Bay. It is also in the Larvotto district that you will find Avenue Princesse Grace, known for its luxury apartments in luxury residences, all facing the calm of the Mediterranean Sea.

Product type: Apartment	Num bedrooms: 3
Price: 8 000 000 €	Num parking: 1
Living area: 145 m²	District: La Rousse
Total area : 157 m²	City: Monaco
Terrace area: 12 m²	Country: Monaco
Num rooms: 4	Ref.: V1114-10

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## SPACIOUS 2/3-BEDROOM APARTMENT AT ROCAZUR

Located in the Saint Roman district, spacious apartment in a very good condition in a modern building with concierge service. The apartment consists of a large living room, an office that can be used as a bedroom, a master bedroom with a dressing room and bathroom, a bedroom with bathroom, a separated equipped kitchen and a loggia. 2 parking spaces in the building included in the price.

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.

Price: 5 500 000 €	Num parking: 2
Living area: 140 m²	District: La Rousse
Total area : 152 m²	Building: Rocazur
Terrace area: 12 m²	City: Monaco
Num rooms: 5	Country: Monaco
Num bedrooms: 2	Ref.: V0618-2

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## SEASIDE PLAZA

### EXCEPTIONAL APARTMENT WITH SEA VIEWS

In a prestigious residence Seaside Plaza, an exceptional property completely renovated in the style of the Belle Epoque. The apartment is composed as follows: an entrance hall, a large living room /dining room, three bedrooms with their bathrooms, a playground for children, guest toilets and a double garage.

#### FONTVIELLE DISTRICT

Fontvieille is the most westerly district of Monaco bordered by the municipality of Cap d'ail. The Stade Louis II, the marina and the shopping center are also located in this area. While real estate in Fontvieille mainly includes homes in areas reserved for Monegasques and their beneficiaries, there are also prestigious residences such as Seaside Plaza, Terrasses du Port, Memmo Center and Eden Star, which offer apartments of great luxury.

Product type: Apartment	Num cellars: 1
Price: on application	Building: Seaside Pla.
Living area: 176 m <sup>2</sup>	Num parking: 2
Total area : 238 m <sup>2</sup>	District: Fontvieille
Terrace area: 62 m <sup>2</sup>	City: Monaco
Num rooms: 4	Country: Monaco
Num bedrooms: 3	Ref.: V1219-48

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### PARADOR - LARGE, BRIGHT AND LUXURIOUSLY RENOVATED APARTMENT IN THE HEART OF MONACO

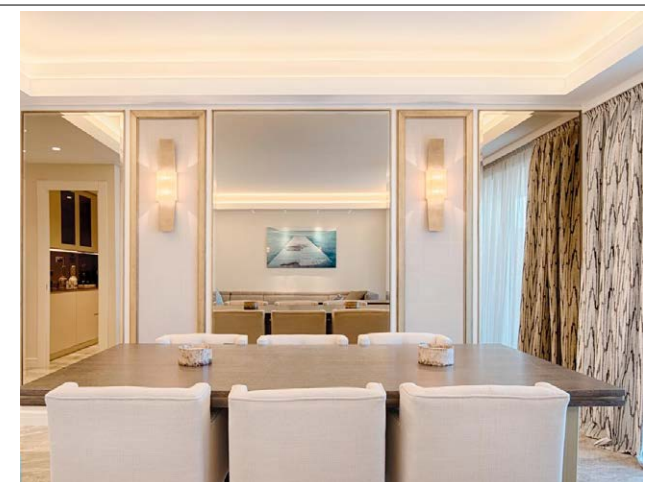
Spacious and luxurious apartment composed as follow: entrance hall, guest toilet, two bedrooms with bathroom, a master bedroom with dressing room and bathroom, separate kitchen, living room - dining room, large terrace and a balcony. Cellar and parking space.

#### MONEGHETTI DISTRICT

The Moneghetti district is located in the North-West of Monaco, overlooking the principality and the sea, offering a magnificent view from the top. Ideal for investors looking for a quiet place to live close to the most dynamic areas of Monaco. Within the Moneghetti, real estate offers a combination of old and modern apartments.

Product type: Apartment	Num cellars: 1
Price: 6 900 000 €	Building: Le Parador
Living area: 118 m <sup>2</sup>	Num parking: 1
Total area : 155 m <sup>2</sup>	District: Moneghetti
Terrace area: 37 m <sup>2</sup>	City: Monaco
Num rooms: 4	Country: Monaco
Num bedrooms: 3	Ref.: V1219-9

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## LE RUSCINO - RENOVATED APARTMENT FACING THE SEA

Nicely renovated apartment on the port of Monaco and facing the sea. The apartment is composed as follows: entrance with guest toilet, dining room, salon, two bedrooms with bathroom, master bedroom with bathroom and dressing room. Large terraces. Possibility to rent a parking space for 500€/month. A rare opportunity in a dynamic district where real estate is highly sought after.

It is indeed in the harbor district of Monaco that major events take place every year such as the start of the Formula 1 Grand Prix, the Monaco Yacht Show, and the International Jumping of Monaco. We are at your disposal anytime to schedule a visit to the property.

Product type: Apartment	Num bedrooms: 3
Price: 6 700 000 €	Building: Ruscino
Living area: 160 m²	District: Port
Total area : 180 m²	City: Monaco
Terrace area: 20 m²	Country: Monaco
Num rooms: 4	Ref.: V1219-100

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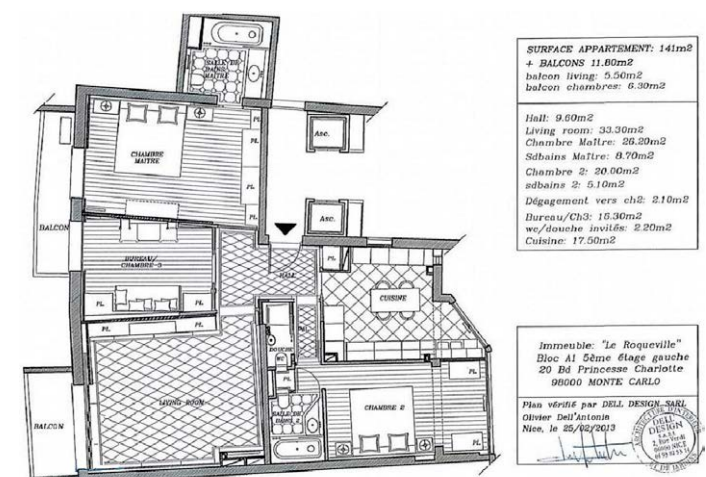
## ROQUEVILLE - PRESTIGIOUS APARTMENT IN THE HEART OF MONACO

Located in the heart of Monaco, a stone's throw from the Casino and its gardens, this prestigious apartment offers stunning sea views. It consists of 4 rooms with an entrance hall, a fitted kitchen, two bedrooms, two bathrooms, an office that can become a guest room, a shower room, and two large balconies. Ideally exposed, the apartment is bright and quiet.

About the 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	Num bedrooms: 2
Price: 8 500 000 €	Building: Roqueville
Living area: 141 m²	District: Monte-Carlo
Total area : 152,80 m²	City: Monaco
Terrace area: 11,80 m²	Country: Monaco
Num rooms: 4	Ref.: V0619-9

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## EDEN PARK: APARTMENT IDEAL FOR A COUPLE

Exotic Garden: In a quiet and bourgeois building, beautiful 2-bedroom apartment with sea view. The apartment is located on a high floor and is close to the city center thanks to public elevators. It consists of two bedrooms, a bathroom, an American kitchen, a living room, and a large terrace.

The exotic garden and Moneghetti district are located high up and offer a magnificent view of Monaco and the sea. Ideal for investors looking for a quiet place to live and close to the most popular areas of Monaco. Many prestigious residences such as the Harbour Light Palace, the Patio Palace and Liguria offer a sumptuous living environment and incredible panoramic views of the sea.

Product type: Apartment	Num bedrooms: 2
Price: on application	Building: Eden Park
Living area: 60 m²	District: Jardin
Total area : 70 m²	Exotique
Terrace area: 10 m²	Country: Monaco
Num rooms: 3	Ref.: V0819-11

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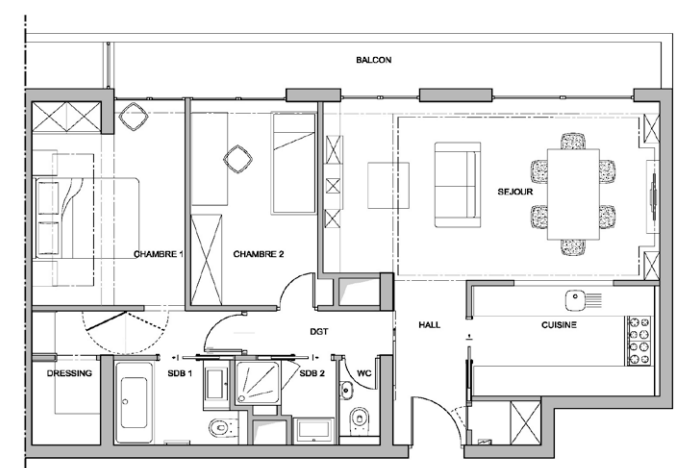
## LES LIGURES BEAUTIFUL APARTMENT

In a luxury residence with concierge service, tennis courts and swimming pool, beautiful apartment offering a breathtaking view over Monaco and the sea. The apartment is composed as follows: entrance hall, salon, kitchen, guest toilet, two bedrooms, two bathrooms, a dressing room, and a balcony.

Exotic Garden and Moneghetti districts are located high up and offer a magnificent view of Monaco and the sea. Ideal for investors looking for a quiet place to live close to the most popular areas of Monaco. Many prestigious residences such as the Harbour Light Palace, the Patio Palace and the Ligurian Islands offer a sumptuous living environment and incredible panoramic views of the sea.

Price: on application	Num parking: 1
Living area: 89 m²	District: Jardin Exotiq.
Total area : 100 m²	Building: Les Ligures
Terrace area: 11 m²	City: Monaco
Num rooms: 3	Country: Monaco
Num bedrooms: 2	Ref.: V0120-87

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## BEAUTIFUL 2 BEDROOM APARTMENT LUXURIOUSLY RENOVATED

### LE ROQUEVILLE

In a prestigious residence with concierge and private garden in Monaco, a beautiful 2-bedroom apartment completely renovated with quality materials. The apartment is composed as follows: entrance hall with guest WC, large living room with equipped kitchen and dining room, a large master with dressing room and bathroom, one bedroom with bathroom, optional parking space at 250,000 EUR

#### 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	Floor : 1
Price: 4 450 000 €	Num parking: 1
Living area: 112 m²	Building: Roqueville
Num rooms: 3	District: Monte-Carlo
Num bedrooms: 2	Country: Monaco
Mixed use : yes	Ref.: V1219-48

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## 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 of famous hotels and night clubs such as the Monte-Carlo Bay, the Méri dien 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.

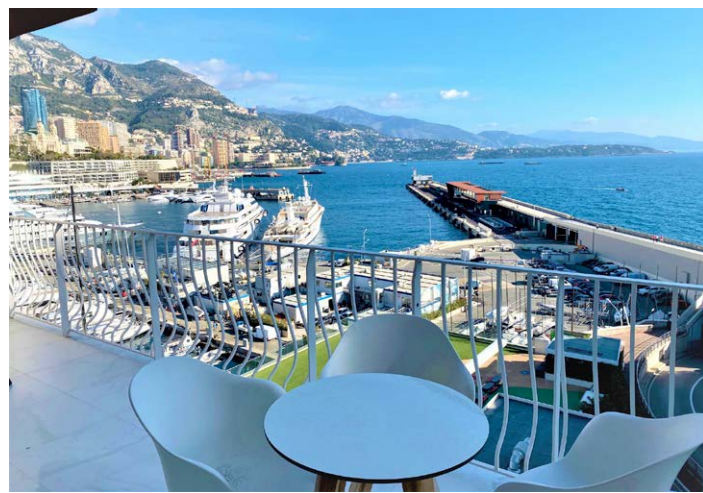
#### THE EXOTIC GARDEN AND MONEGHETTI

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 from the hottest spots of the city. They are also home of 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.



"Our real estate agency offers assistance services for relocation in Monaco. Do not hesitate to contact us. We would be more than happy to help you and your family to choose an apartment to live as well as assisting you with all the administrative processes"





## RUSCINO - STUNNING APARTMENT ON THE HARBOR

Ruscino - Superb 1-bedroom apartment located on the port of Monaco. The apartment is composed as follows: entrance with guest toilet, living room with American kitchen, master bedroom with bathroom and terrace. A rare opportunity in Monaco in a dynamic district where real estate is highly sought after.

It is indeed in the harbour district of Monaco that major events take place every year such as the start of the Formula 1 Grand Prix, the Monaco Yacht Show and the International Jumping of Monaco.

Product type: Apartment	Num bedrooms: 1
Price: 3 750 000 €	Building: Ruscino
Living area: 55 m²	District: Port
Total area : 70 m²	City: Monaco
Terrace area: 15 m²	Country: Monaco
Num rooms: 2	Ref.: V1219-10

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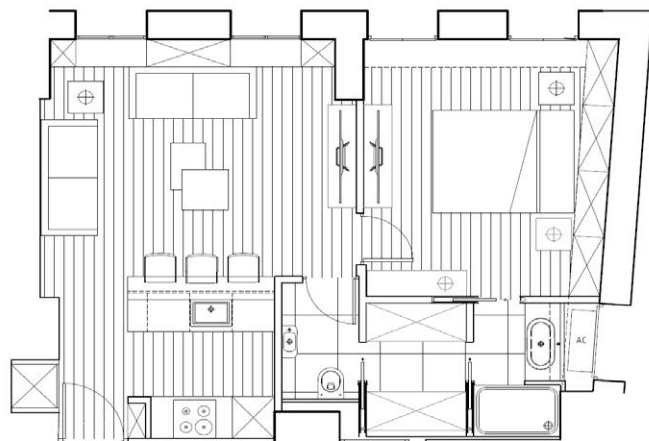
## GRANADA IDEAL INVESTMENT

In a modern residence of Monaco with concierge service beautiful one-bedroom apartment under refurbishment. Ideal investor, attractive rental yield.

Exotic Garden District: The exotic garden and Moneghetti district are located high up and offer a magnificent view of Monaco and the sea. Ideal for investors looking for a quiet place to live and close to the most popular areas of Monaco. Many prestigious residences such as the Harbour Light Palace, the Patio Palace and Liguria offer a sumptuous living environment and incredible panoramic views of the sea.

Product type: Apartment	District: Jardin
Price: on application	Exotique
Living area: 48 m²	City: Monaco
Num rooms: 2	Country: Monaco
Num bedrooms: 1	Ref.: V0819-2

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## APARTMENT WITH PANORAMIC SEA VIEW - CHÂTEAU PÉRIGORD II

Château Périgord II - In a residence with concierge, 1-bedroom apartment fully renovated located at a high floor and composed as follows: a living-room, a terrace with breathtaking sea view, an American kitchen and a bathroom. Reversible air conditioning. Possibility to rent a parking space and a cellar.

About La Rousse-Saint Roman: This district 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	Num bedrooms: 1
Price: 3 550 000 €	Building: Château
Living area: 53 m²	Perigord II
Total area : 63 m²	District: La Rousse -
Terrace area: 10 m²	Saint Roman, Monaco
Num rooms: 2	Ref.: V0617-2

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## CASABIANCA LARGE APARTMENT WITH SEA VIEW

Casabianca - Beautiful bright apartment located in a residence close to the beaches and city center of Monaco. The apartment can be transformed into 2 bedrooms. It is composed as follows: living room/dining room, closed kitchen, bedroom, bathroom, guest toilet, large parking space.

Larvotto is located at the border with Roquebrune-Cap-Martin. It is home of famous hotels and night clubs 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.

Price: 4 800 000 €	District: Larvotto
Living area: 103 m²	Building: Casabianca
Num rooms: 2	City: Monaco
Num bedrooms: 1	Country: Monaco
Num parking: 1	Ref.: V0220-22

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## BUCKINGHAM PALACE STUDIO IN THE HEART OF MONACO

Buckingham Palace - In a luxury residence located in the prestigious district of Monte-Carlo and close to the Carré d'Or, nice furnished studio apartment with terrace and sea view. It is composed as follows: an entrance hall with a dressing room, bathroom, fully equipped kitchen, main room opening into a terrace. Parking space.

About the 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	Building: Buckingham Palace
Price: 2 600 000 €	District: Monte-Carlo
Living area: 36,50 m²	City: Monaco
Total area : 45 m²	Service charges: 200€
Terrace area: 8,50 m²	Ref.: VS1019-1
Num rooms: Studio	

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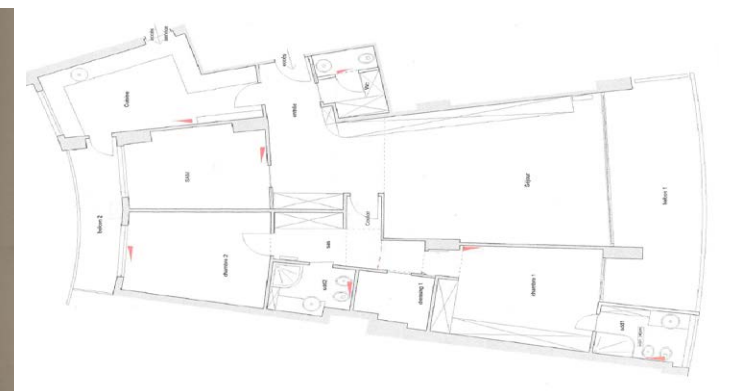
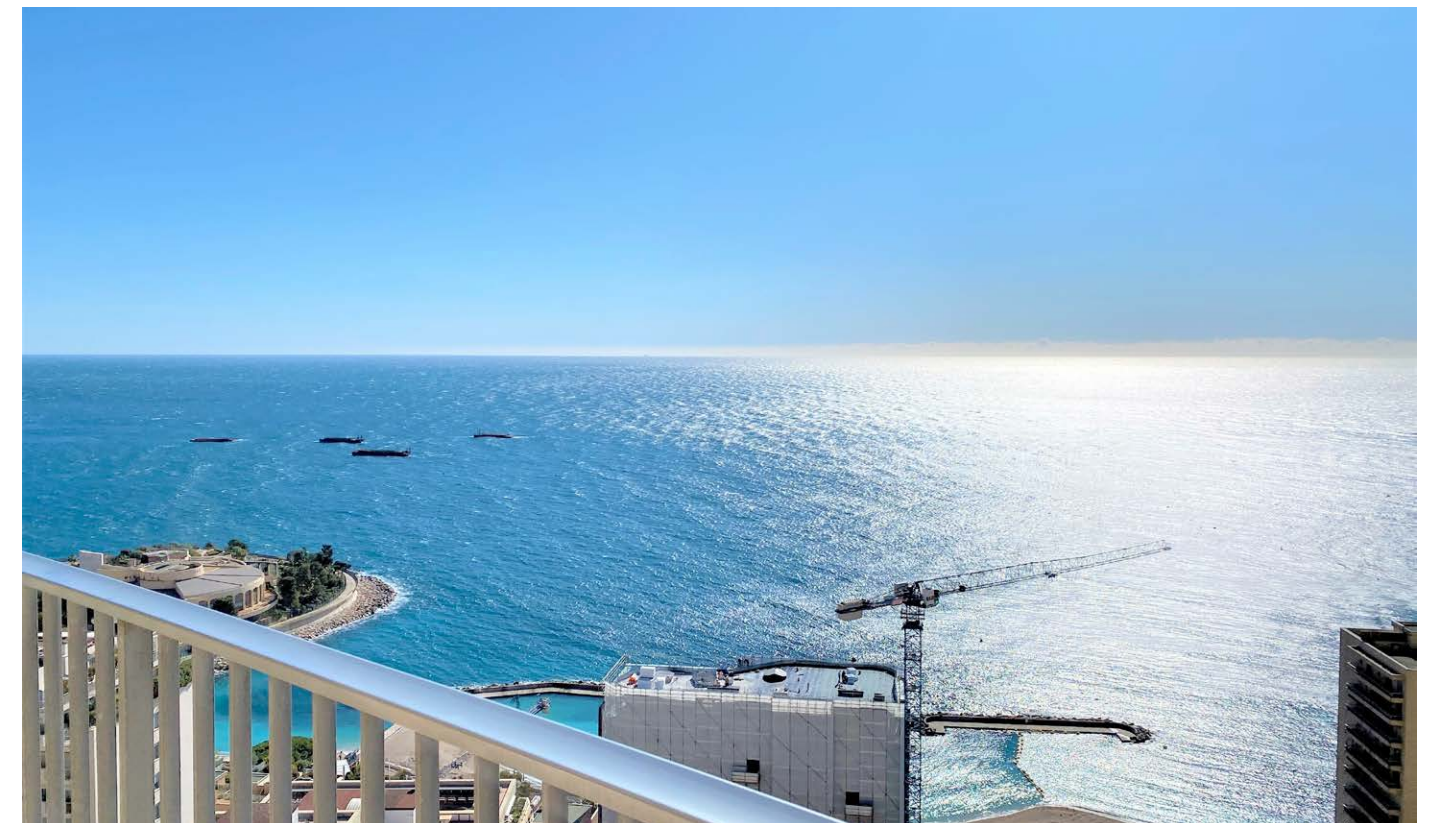
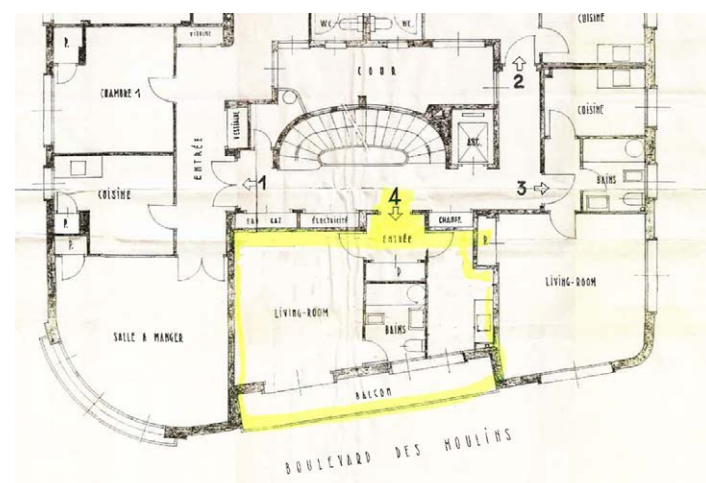
## PLACE DES MOULINS LARGE CENTRAL STUDIO

In a bourgeois building near the Golden Square of Monaco, spacious studio to renovate. Possibility to transform the studio into a 1-bedroom apartment. Mixed-use and low charges of about 1,200 EUR / year. Attractive rental yield for investors.

About La Rousse- Saint Roman: This district 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	Floor: 2
Price: 2 500 000 €	Building: Le Palmier
Living area: 43 m²	District: Monte-Carlo
Total area : 51 m²	City: Monaco
Terrace area: 8 m²	Country: Monaco
Num rooms: Studio	Ref.: V1019-33

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## BEAUTIFUL 4 ROOMS APARTMENT WITH PANORAMIC SEA VIEW

CHÂTEAU PÉRIGORD

Spacious apartment with a breathtaking view located in a modern residence with concierge service and swimming pool. It consists of: living room, dining room, kitchen, 2 bedrooms with bathroom and dressing room, 2 terraces, car park.

### LA ROUSSE-SAINT ROMAN

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

Product type: Apartment	Num bedrooms: 2
Price: on application	Num parking: 1
Living area: 154 m²	Building: Château Perigord
Total area: 194 m²	Distr.: La Rousse St.Roman
Terrace area: 40 m²	Country: Monaco
Num rooms: 3	Ref.: V1017-23

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# PROPERTIES ON THE FRENCH RIVIERA

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

Unique property 5 min from the  
Principality of Monaco

Villa Casa Vista  
Beautiful villa in Cannes

Magnificent villa with sea view  
in Villefranche sur mer

Attractive villa in  
Cap Martin





UNIQUE REAL ESTATE

## UNIQUE PROPERTY 5 MIN FROM THE PRINCIPALITY OF MONACO

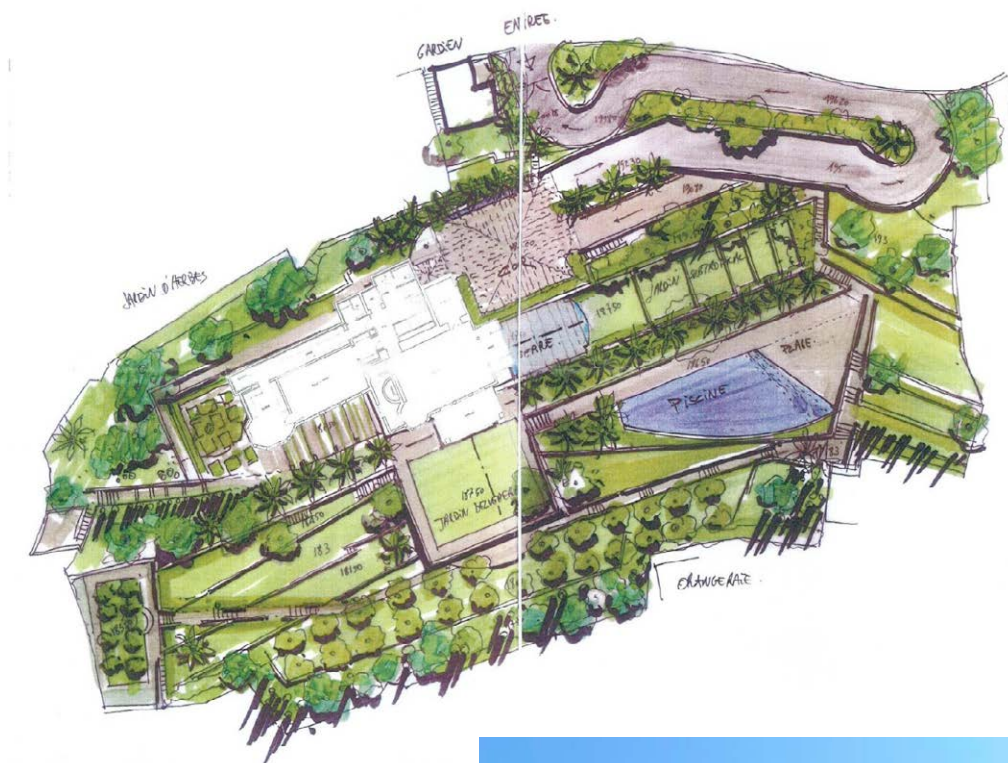
Roquebrune Cap Martin - Near the Principality of Monaco, property to renovate offering a total area of 4500 m<sup>2</sup> overlooking the bay of the Blue Gulf. The property is composed of the main house (470 m<sup>2</sup>), a club house (242 m<sup>2</sup>), a caretaker's house (30 m<sup>2</sup>) with a garage. An ancient Genoa style tower completes the property which offers a breathtaking view of the Mediterranean Sea.

The property is located in a residential area between the Principality and the old village of Roquebrune Cap Martin, 10 km from the A7 motorway.



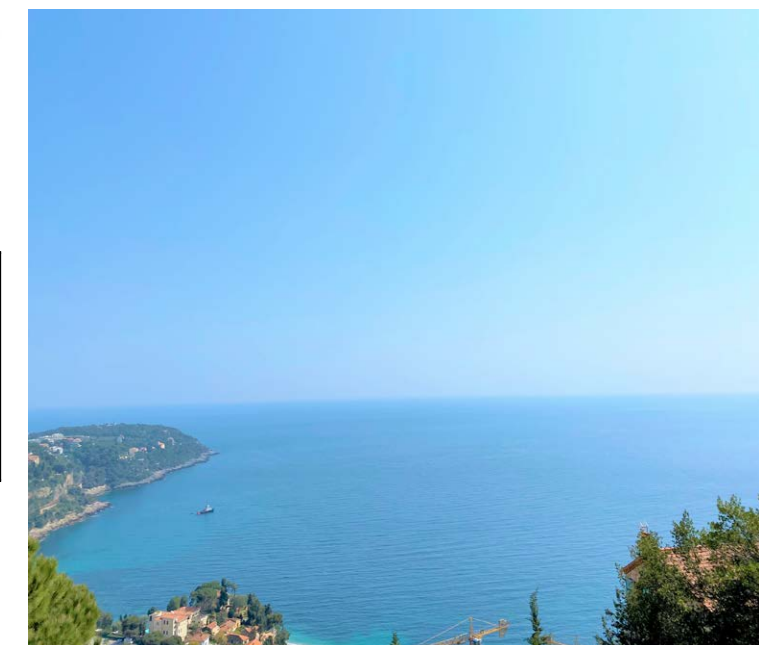
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FOR SALE FRANCE

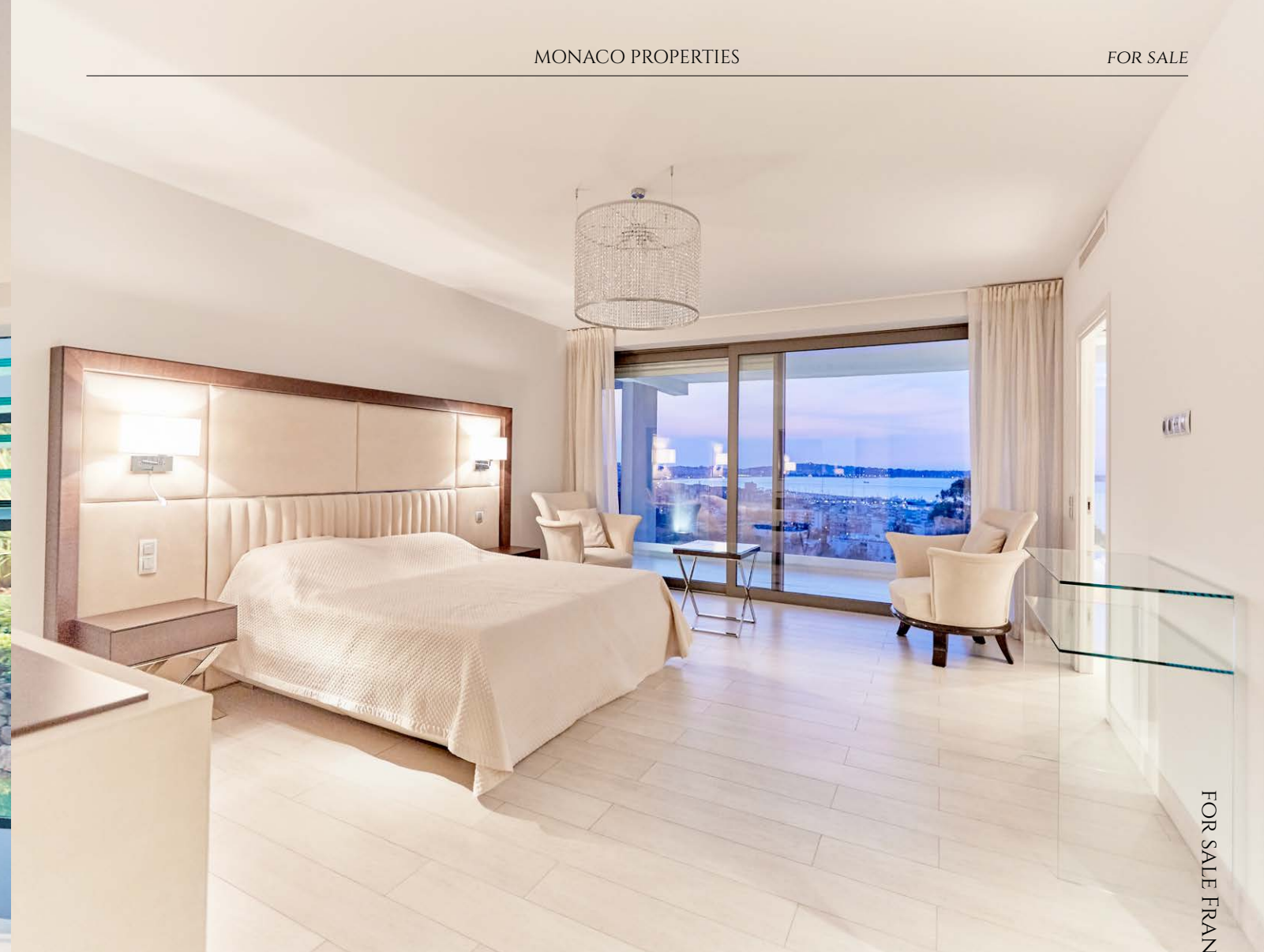
Product type: House	Num cellars: 1
Price: on application	City: Roquebrune-Cap-Martin
Living area: 742 m <sup>2</sup>	Country: France
Land area: 4 500 m <sup>2</sup>	Ref.: VF605-8m
Num bedrooms: +5	
Num parking: 4	





# VILLA CASA VISTA

## BEAUTIFUL VILLA IN CANNES



*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 Jacuzzi offering perfect privacy with a stunning sea view.*

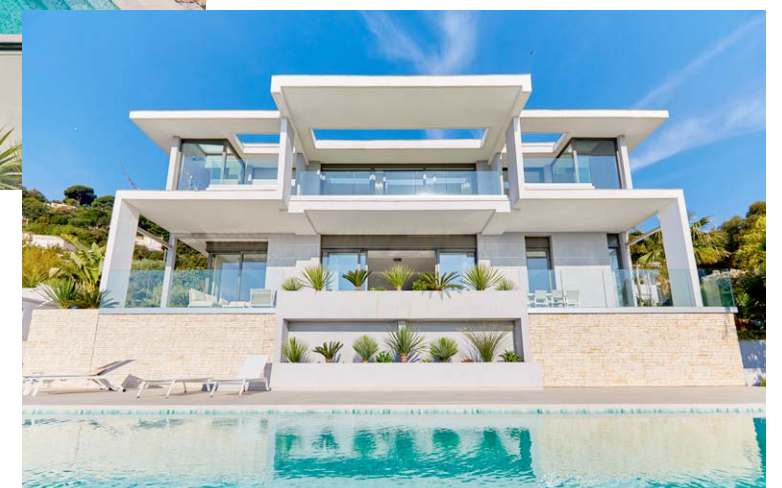
*A 4-seater garage and a wine cellar are also included.*

*It should be clarified that the Villa is new and furnished with prestige materials.*

Product type: Villa  
Living area: 730 m<sup>2</sup>  
Total area: 5 230 m<sup>2</sup>  
Land area: 4500 m<sup>2</sup>  
Num rooms: 6  
Num bedrooms: +5  
Num parking: 4  
Num box: 1  
City: Cannes  
Country: France  
Ref.: V0619-4  
Price: on application

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# MAGNIFICENT VILLA WITH SEA VIEW IN VILLEFRANCHE SUR MER

Villefranche sur Mer - Magnificent villa with panoramic sea view and swimming pool offering luxurious services located in a private domain of Villefranche sur Mer. It is composed as follows: 3 bedrooms-in-suites, two lounges, laundry room, office, overflow pool, double parking.

We look forward to your contact and are at your disposal to arrange a visit to this property.

Product type: house	Land area: 1 700 m <sup>2</sup>
Price: 6 300 000 €	Num parking: 2
Living area: 260 m <sup>2</sup>	District: Villefranche-sur-Mer
Total area: 1 960 m <sup>2</sup>	Country: France
Num rooms: 6	Ref.: V1219-48
Num bedrooms: 3	



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## ROQUEBRUNE CAP MARTIN BEAUTIFUL NEW APARTMENT

Roquebrune Cap Martin - Located in a sumptuous small condominium of resolutely contemporary design with noble materials, near Monaco. This new offers a beautiful sea view. It is composed as follows: entrance hall, 3 bedrooms, 2 bathrooms, 1 independent toilet, 1 bathroom with toilet adjoining the master bedroom, 1 American kitchen, and its living-dining room. 1 parking space in the basement with a car lift.

Product type: Apartment	Num bedrooms: 3
Price: 998 000 €	Num parking: 1
Living area: 110 m²	City: Roquebrune-Cap-Martin
Total area: 180 m²	Country: France
Terrace area: 70 m²	Ref.: VF605-24
Num rooms: 4	

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## ATTRACTIVE VILLA IN CAP MARTIN

Roquebrune-Cap Martin – Large villa located on the plateau of Cap Martin, near all amenities. You will enjoy its potential with a beautiful view of the sea, facing the South. Its terraces and swimming pool, as well as its pool house, invite you to daydream. Equipped with air conditioning, the villa is composed as follows: a large living room, a large independent kitchen, 4 bedrooms, 2 bathrooms, a bathroom. An independent 1-bedroom apartment of 50 m² is included in the villa. Annexes: a cellar and 3 parking spaces.

Product type: House	Num bedrooms: 4
Price: 1 420 000 €	Num parking: 3
Living area: 169 m²	Num cellars: 1
Total area: 1 185 m²	District: Cap Martin
Land area: 1 016 m²	Country: France
Num rooms: 6	Ref.: V0419-8

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## ROQUEBRUNE CAP MARTIN SUPERB DUPLEX APARTMENT

Roquebrune Cap Martin - In a beautiful residence, the charming duplex of 3-bedrooms offering a great panoramic view over the sea. The apartment is composed of an entrance hall, a modern and equipped kitchen, 3-bedrooms with their own bathroom, a laundry room, and a spacious terrace of 104 m². A cellar and a private outdoor parking lot are included.

Product type: Apartment	Num bedrooms: 3
Price: 1 990 000 €	Num parking: 2
Living area: 194 m²	Num cellars: 2
Total area : 250 m²	City: Roq.-Cap-Martin
Terrace area: 56 m²	Country: France
Num rooms: 4	Ref.: V0117-4

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# SEASONAL RENTAL

## LUXURY VILLAS & VACATION RENTALS

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FRENCH RIVIERA & MONTE-CARLO

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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.*

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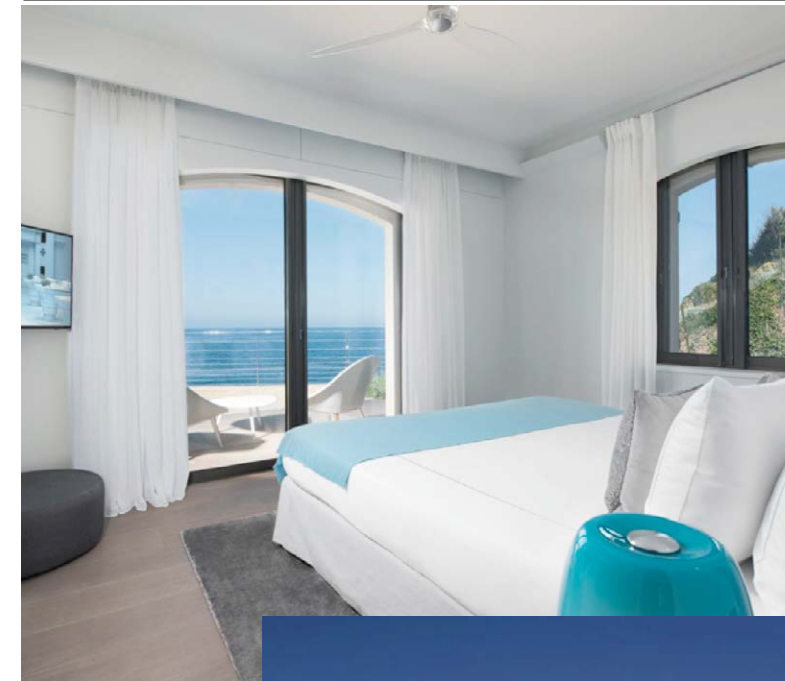


## WATER'S EDGE, A BREATHTAKING VILLA IN SAINT TROPEZ

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 m<sup>2</sup>  
Total area: 5 554 m<sup>2</sup>  
Land area: 5 154 m<sup>2</sup>  
Num bedrooms: 7  
City: Saint-Tropez  
Country: France  
Ref.: LSF0120-2  
Price: 50 000 - 75 000 €

*Indicative Prices, more  
information upon application*



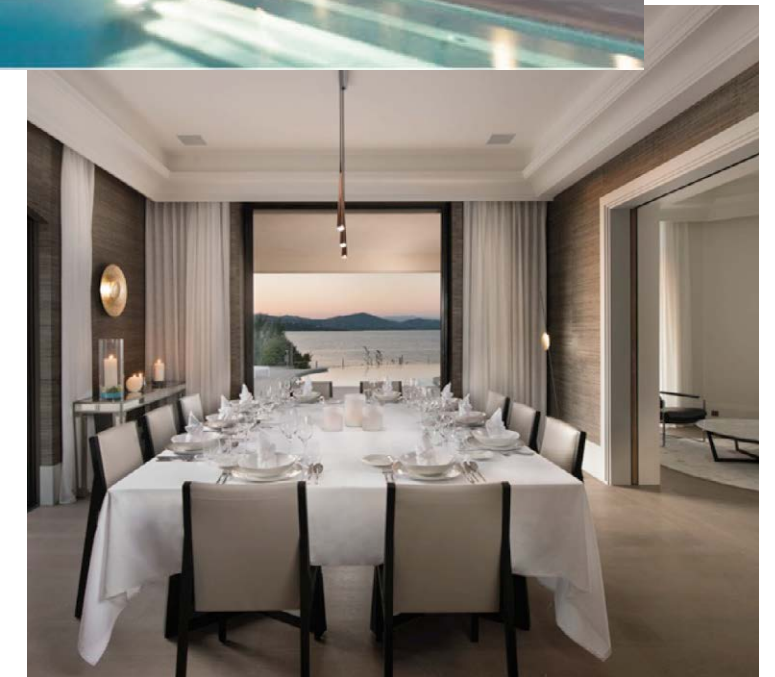
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Contact us, so we will start a search through  
our networks and provide you with a selection  
of properties corresponding to your need.

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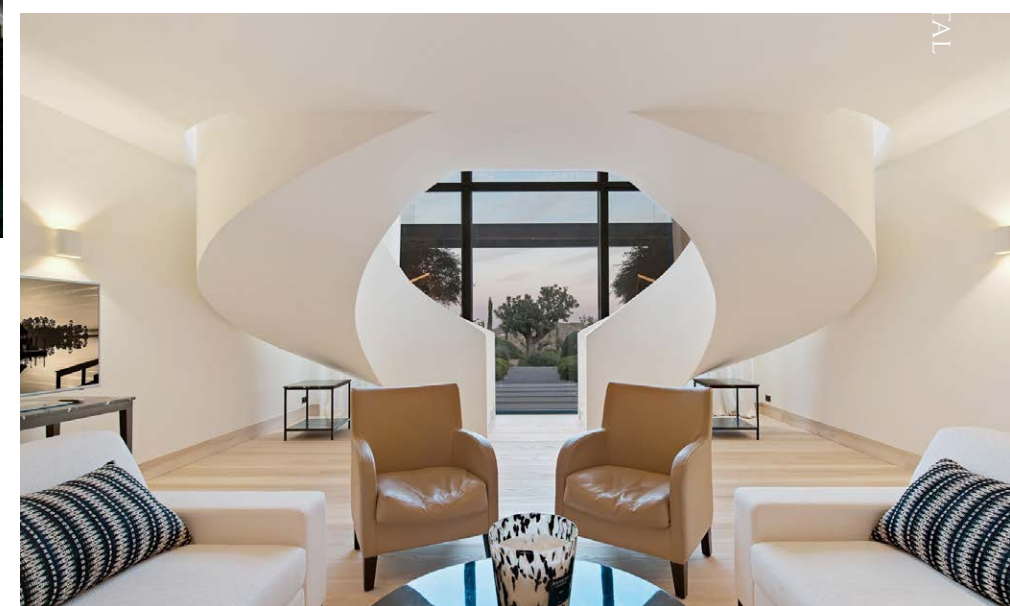
## SAINT TROPEZ

*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 walk 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, outdoors dining room and a summer living room which overlook the 65 feet heated pool. The ground floor presents 5 VIP bedrooms (including one dedicated for kids) and 2 utilities rooms. The Villa is also made up of an independent 325 square feet outside 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

*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.*

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# VILLA CASA VISTA

## BEAUTIFUL VILLA IN CANNES



UNIQUE REAL ESTATE



SHORT TERM RENTAL

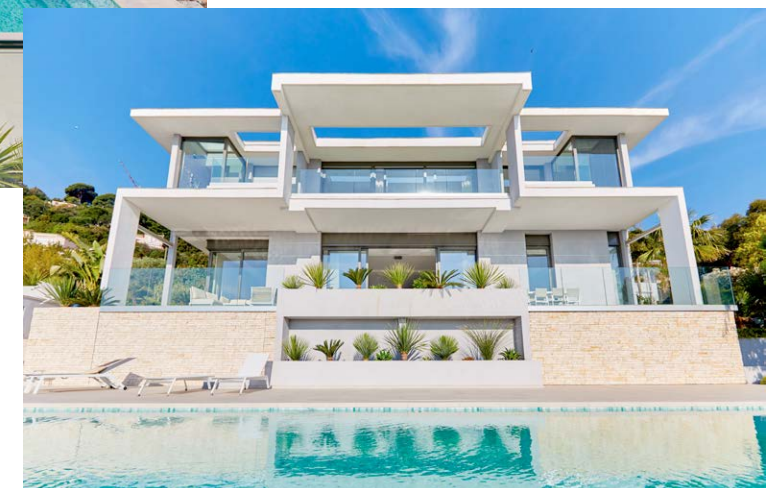
***Villa Casa Vista - Exceptional Villa in Cannes offering an unparalleled view of the Bay. This property has 6 bedrooms, 6 bathrooms a cinema room, a sauna, a Hammam, a massage room, a gym area, a beautiful summer kitchen opening into the infinity pool with Jacuzzi offering perfect privacy with a stunning 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 prestige materials for your perfect vacation.***

Product type: Villa  
 Living area: 730 m<sup>2</sup>  
 Total area: 5 230 m<sup>2</sup>  
 Land area: 4500 m<sup>2</sup>  
 Num rooms: 6  
 Num bedrooms: +5  
 Num parking: 4  
 Num box: 1  
 City: Cannes  
 Country: France  
 Ref.: V0619-4  
 Price: from 100 000 €/month

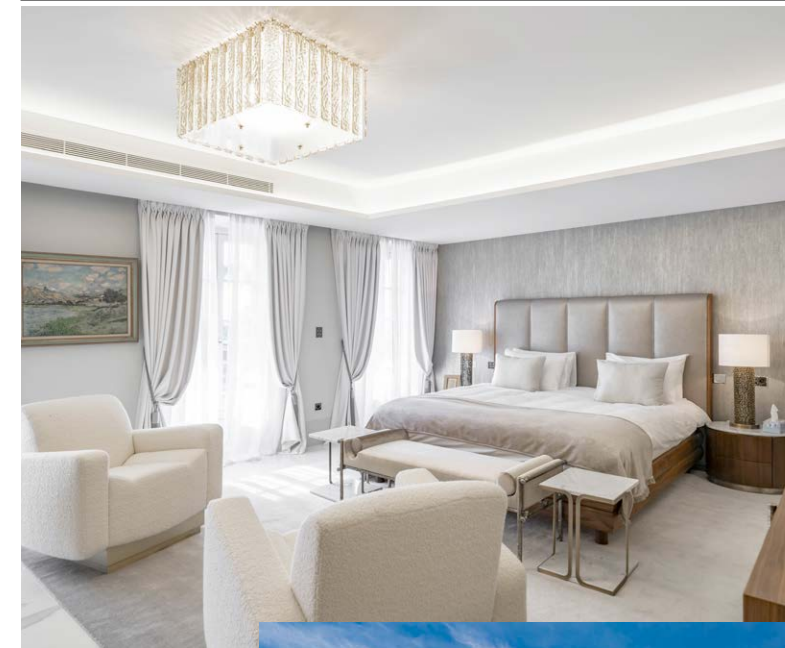
*Indicative Prices, more  
 information upon application*

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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 location@monacoproperties.mc www.monacoproperties.mc  
 14, boulevard d'Italie 98000 Monaco







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 gaguenau 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

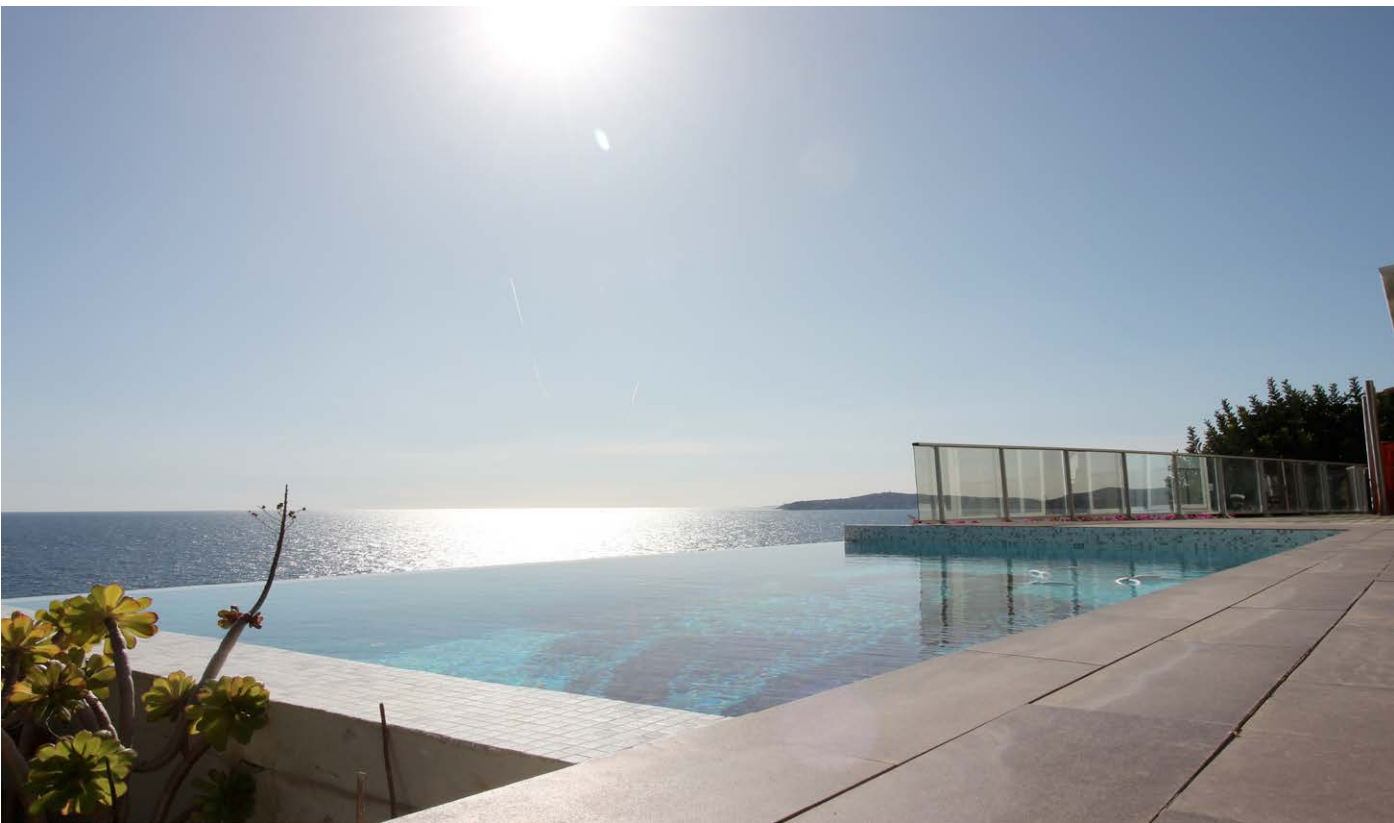
Additional service: Safe in each bedroom, Alarm system, individual alarm system for the master, Camera, heated swimming pool (5X11M), lift.

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## BEAUTIFUL APARTMENT WITH STUNNING SEA VIEWS

CAP D'AIL: 5 MINUTES FROM MONACO AND THE MARQUET BEACH.

Cap d'Ail - Apartment with a breathtaking view of the Mediterranean. This 4-piece is 5 minutes from Monaco and the Marquet beach. It consists of: living room - dining room with an American kitchen. Dressing room, room with shower room and toilet. Two bedrooms, a shower room with a toilet. A large terrace with a dining room side, outdoor lounge, and solarium. A large covered outdoor table. A swimming pool.

In addition, this beautiful apartment includes a closed box and the possibility to park a car in front of the box. *Indicative Prices, more information upon application.*

Product type: Apartment	Num box: 1
Price: 10 000 Eur	City: Cap-d'Ail
Num rooms: 4	Country: France
Num bedrooms: 3	Ref.: LSF0320-1
Num parking: 1	

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## BEAUTIFUL VILLA IN EZE WITH PANORAMIC SEA VIEW

Eze - Superb villa with offering 300 m<sup>2</sup> of living space of 300 m<sup>2</sup> in a residential area, situated a few minutes away from Monaco, one of the most prestigious venues of the Côte d'Azur. The property offers an exceptional panoramic sea view and a land of 1000 m<sup>2</sup>. You will also enjoy a beautiful swimming pool with sunbeds and a fitness room. Tastefully decorated with prestigious materials, the villa consists of a large living room with large bay windows and a beautiful terrace. Its 6 bedrooms with en-suite bathrooms can accommodate up to 12 guests. *Indicative Prices, more information upon application.*

Product type: Apartment	Num parking: +5
Living area: 300 m <sup>2</sup>	Price: from 20 000 E
Total area: 1300 m <sup>2</sup>	City: Èze
Num rooms: 6	Country: France
Num bedrooms: +5	Ref.: L0919-5

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