



# MONACO PROPERTIES

MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

**PENTHOUSES**

OUTSTANDINGLY DESIGNED  
APARTMENTS

NEWS FROM THE REAL ESTATE  
MARKET OF  
**MONACO**

**WE WON AN  
AWARD!**

**TOP REASONS  
TO INVEST IN  
MONACO REAL  
ESTATE**

RELOCATE TO  
**MONACO**

**PROPERTIES ON  
THE FRENCH  
RIVIERA**



SCAN ME

ISSUE 05 | 2023

[WWW.MONACOPROPERTIES.MC](http://WWW.MONACOPROPERTIES.MC)

14, BOULEVARD D'ITALIE 98000 MONACO





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## OUR SERVICES:

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

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PENTHOUSES  
LAND  
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FREEHOLD  
OFFICES  
COMMERCIAL PROPERTIES  
SEASONAL RENTALS

## PROFESSIONAL AND RELIABLE

Monaco,  
a dynamic real estate market

*Our Agency, a 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@mpmonaco.com](mailto:info@mpmonaco.com)







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*Pro.*

## *EDITOR'S NOTE*

"Happy and prosperous 2023 from Monaco Properties!"

The team at Monaco Properties extends a warm welcome to all of our readers. We are thrilled to share our latest magazine publication with you.

In this issue, you will find information on high-end properties, architecture and luxury living, as well as tips and advice on investing in the Principality's real estate market.

The magazine also showcases some of the most beautiful properties for sale in Monaco and the French Riviera, including apartments, penthouses and villas.

We are proud to announce that we have won the prestigious European Property Award in the category of 'Best Real Estate Agent in Monaco 2022-2023'!

At Monaco Properties, we are excited for new adventures and projects ahead.

We hope you enjoy reading our latest issue of MONACO PROPERTIES magazine. Thank you again, and we look forward to bringing you more great content in our next issue! In the meantime, we wish you all a very prosperous 2023!"



***"MONACO PROPERTIES MAGAZINE is a luxury real estate magazine that targets high net worth individuals interested in purchasing property in Monaco."***

***The magazine features exclusive listings of properties for sale and rent, as well as articles on the Monaco lifestyle, culture, and economy."***

*Martina*

Martina BORBELYOVA  
Editor In Chief



# Only the Best for You

**MONACO PROPERTIES IS  
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.**

Do not hesitate to contact us for more information on the real estate market of Monaco.

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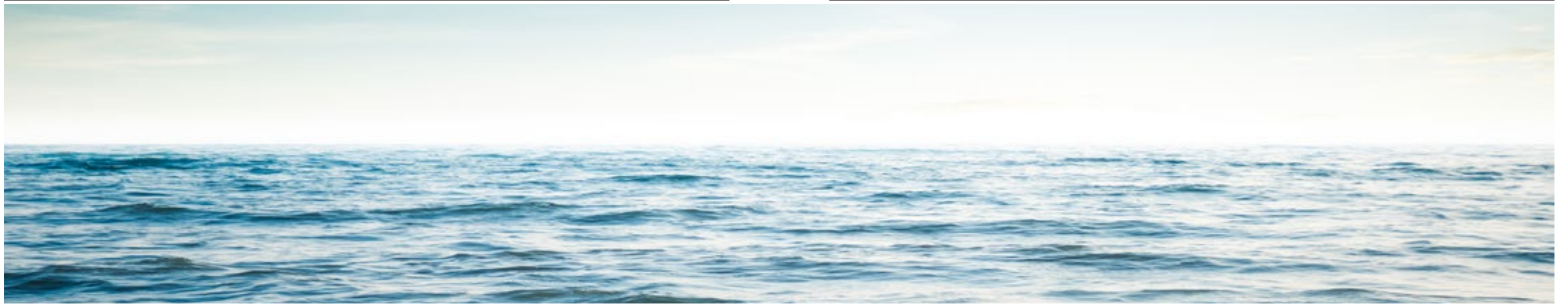
## Who We Are

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 our way of 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 in the 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.

Our portfolio is composed of luxurious villas, lofts, penthouses, apartments, and studios, altogether with commercial premises, restaurants, and offices. We are present in Monaco and active in all the cities of the French Riviera, from Menton to Saint-Tropez.





# MEET OUR TEAM

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# MONACO REGISTER A RECORD NUMBERS OF NEW APARTMENTS SOLD IN 2022

MONACO'S REAL ESTATE MARKET REMAINED SURPRISINGLY DYNAMIC THROUGHOUT 2022, DESPITE THE BACKDROPS OF THE UKRAINE WAR AND RISING INTEREST RATES. THROUGHOUT THE YEAR, A SIGNIFICANT NUMBER OF TRANSACTIONS ON HIGH-QUALITY APARTMENTS WITH SIGNIFICANT AMOUNTS WERE RECORDED.

Table 2. Ten-year trend in the number of sales by apartment type

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Weight 2022
Studio	-	2	-	-	9	-	14	1	5	23	26.1%
2 rooms	2	2	21	12	33	57	8	5	1	7	8.0%
3 rooms	4	3	2	5	3	8	3	5	11	24	27.3%
4 rooms	-	-	4	7	3	4	5	3	3	21	23.9%
5+ rooms	9	4	11	9	2	3	3	2	3	13	14.8%
<b>Total</b>	<b>15</b>	<b>11</b>	<b>38</b>	<b>33</b>	<b>50</b>	<b>72</b>	<b>33</b>	<b>16</b>	<b>23</b>	<b>88</b>	<b>100%</b>

Sources: Department of Tax Services, Monaco Statistics

Thanks to the rising number of new developments, the number of new apartments sold in 2022 increased by 283% over the previous year. From 2022 to 2023, the number of new apartments sold increased from 23 to 88, while the number of resales (old apartments) increased from 417 to 432.

Table 7. Ten-year trend in the number of resales by apartment type

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Weight 2022
Studio	105	142	138	122	121	99	105	112	114	115	26.6%
2 rooms	126	159	163	163	107	127	122	119	129	122	28.2%
3 rooms	97	139	126	130	100	135	97	82	87	103	23.8%
4 rooms	45	58	36	63	37	41	51	51	46	49	11.3%
5+ rooms	26	45	36	33	27	43	39	24	34	34	7.9%
Villa	5	12	10	9	14	6	15	7	7	9	2.1%
<b>Total</b>	<b>404</b>	<b>555</b>	<b>509</b>	<b>520</b>	<b>406</b>	<b>451</b>	<b>429</b>	<b>395</b>	<b>417</b>	<b>432</b>	<b>100%</b>

Sources: Department of Tax Services, Monaco Statistics

Overall, the real estate market (new and old apartments) increased by 18% in volume and by 52% in value. This dynamism can be partly explained by the following factors, which have contributed to sustaining the demand:

- A weaker Euro compared to the US dollar and the Swiss Franc increasing consequently the purchasing power of foreign investors.
- A strong growth of the Monaco economy
- The attractiveness of Monaco for HNWI as a safe haven in times of crisis

## WHAT TO EXPECT FOR THE MONACO REAL ESTATE MARKET IN 2023

Ahead of us, the year 2023 looks more mixed, with high interest rates and a looming global economic recession. The Monaco real estate market is likely to slow, similar to the US real estate market, which is already in decline. This outlook should nevertheless be put into perspective with the historical performance of the Monaco real estate market which has shown great resilience during the last economic recessions.

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# TOP REASONS TO INVEST IN MONACO REAL ESTATE



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REAL ESTATE INVESTMENT IN MONACO IS A HIGHLY SOUGHT-AFTER OPPORTUNITY DUE TO THE COUNTRY'S REPUTATION AS A LUXURIOUS AND PRESTIGIOUS DESTINATION. THE SMALL CITY-STATE, LOCATED ON THE FRENCH RIVIERA, IS KNOWN FOR ITS GLAMOUR, HIGH-END LIFESTYLE, AND BEAUTIFUL MEDITERRANEAN VIEWS. THESE FACTORS, COMBINED WITH A LIMITED LAND AREA AND HIGH DEMAND FOR PROPERTIES, HAVE LED TO SOME OF THE MOST EXPENSIVE REAL ESTATE PRICES IN THE WORLD.

One of the main attractions for real estate investors in Monaco is the potential for high returns on investment. The high prices of properties in the city-state can lead to substantial profits for investors who are able to purchase at the right time and at the right price. The rental market in Monaco is also strong, with high demand for luxury properties from wealthy individuals and businesses.

Investing in Monaco's property market can be a highly rewarding opportunity for those who are able to navigate the market successfully. The high prices and strong rental market make it a potentially lucrative investment, and the prestige and glamour of the country make it an attractive

place to own property. However, it's important for investors to have a good understanding of the market and to work with a reputable real estate agent to ensure a successful investment, as the buying process can be complex and the market is highly competitive.

Monaco's real estate market can be a highly rewarding opportunity for those who are able to navigate the market successfully. The high prices and strong rental market make it a potentially lucrative investment, and the prestige and glamour of the country make it an attractive place to own property.

## TOP REASONS TO INVEST IN MONACO

- Tax advantages: Monaco has a favorable tax system for foreign investors, with no income tax or capital gains tax on real estate.
- High rental demand: Monaco has a large population of wealthy individuals and high tourism, leading to a high demand for luxury rentals.
- Appreciation potential: Real estate prices in Monaco have historically appreciated at a steady rate, offering potential for long-term capital appreciation.
- Strong economy: Monaco has a strong economy and political stability, making it a safe and secure location to invest in real estate.
- Prestigious location: Monaco is known for its luxury lifestyle and is a popular destination for wealthy individuals, adding prestige and exclusivity to owning property in the country.
- Strategic location: Monaco is strategically located between the Mediterranean Sea and the southern coast of France. This makes it easily accessible from major cities such as Paris, Milan, and Nice, and it also offers beautiful views and easy access to the sea.
- Luxury lifestyle: Monaco is known for its luxury lifestyle and is home to many high-end shops, restaurants, and luxury hotels, making it an attractive place to live or holiday.
- Exclusive and high-end real estate market: Monaco is a small country with limited land available for development, which makes it an exclusive and high-end real estate market. This is a good opportunity for investors to acquire luxury properties with high-end finishes and features.

*In recent years, Monaco has been undergoing major development and modernization to keep up with the changing times. This includes the construction of new buildings, the redevelopment of older neighborhoods, and the expansion of infrastructure such as roads and public transportation.*

*The Portier Cove project is a new development on a 6.5-hectare site in Monaco that includes the construction of a new residential neighborhood, a marina, and a public park. The project is considered to be one of the most significant urban development projects in Monaco's history.*



# APARTMENTS WITH SWIMMING POOLS IN MONACO

MONACO IS A SMALL BUT LUXURIOUS COUNTRY LOCATED ON THE FRENCH RIVIERA, RENOWNED FOR ITS STUNNING COASTAL VIEWS, HIGH-END BOUTIQUES, AND PRESTIGIOUS CASINOS. IT'S ALSO A HUB FOR INTERNATIONAL BUSINESS, ATTRACTING HIGH-NET-WORTH INDIVIDUALS FROM AROUND THE WORLD. FOR THOSE SEEKING TO LIVE A LIFE OF LUXURY IN MONACO, APARTMENTS WITH SWIMMING POOLS OFFER AN IDEAL BLEND OF COMFORT AND CONVENIENCE.

*Apartments in Monaco with swimming pools are highly sought-after, providing residents with a private oasis in the heart of the city. Many apartments feature rooftop pools with spectacular views of the Mediterranean Sea, providing a serene escape from the hustle and bustle of the city below. In addition to providing a relaxing retreat, apartments with swimming pools offer a range of other benefits. For example, swimming is an excellent form of exercise, providing a low-impact workout that is easy on the joints. Having a pool in your apartment complex allows you to swim at your leisure.*

*There are several apartment buildings in Monaco that offer swimming pools as an amenity. Here are a few examples:*

**Les Ligures** - was built with 21 floors in 1978, boasts first-rate amenities such as a 24-hour concierge service, a large pool, a tennis court with sauna and locker rooms, lovely gardens, and an indoor pool for children.

**The Château Périgord** - has a swimming pool and 24-hour security. This modern and well-kept structure is located near the Larvotto beaches, which can be accessed via a public elevator.

**Parc Saint Roman** - a luxury residence with a 24-hour concierge, swimming pool, sauna, and fitness center.

**Monte Carlo Sun** - benefits from a concierge and 24-hour security, visitor parking, and an outdoor swimming pool.

**The 21 Princesse Grace Monaco** - is a high-rise building located directly on the Larvotto beaches.

**Tour Odeon** - this ultra-luxury residential tower, considered one of the most prestigious addresses in Monaco. It features an infinity pool on the rooftop

terrace, as well as a fitness center, a private cinema, and valet service.

**The Metropole** - located in the heart of Monte Carlo, is a luxury residence with an indoor pool, spa, and fitness center. It also offers direct access to the prestigious Metropole shopping center.

**Seaside Plaza** - this waterfront residence located in the Fontvieille district, featuring a heated swimming pool, gym, sauna, and 24-hour security service.

**Park Palace** - a high-end residential building located near the Casino Square, with an indoor swimming pool, gym, sauna, and 24-hour security service.

**Les Terrasses du Port** - is a modern building located in Fontvieille, featuring an outdoor swimming pool, fitness center, and 24-hour security service.

**l'Exotique** - new residence situated in the Jardin Exotique area, with concierge 24/7, indoor swimming pool, hammam and fitness.

## BUILDING LEGACY TOGETHER

E<sup>3</sup> = ENTREPRENEURIAL MINDSET + EXPERTISE + EMPATHY



As a bank established by a family, we truly understand the importance of managing and preserving your wealth from personal and professional perspective. At Banque Havilland, we harness the entrepreneurial mind-set of our founder with the expertise and empathy of our professional teams to deliver tailored wealth management solutions to build and protect your legacy. Contact us at [banquehavilland.com](http://banquehavilland.com).

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MONACO

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# THE BENEFITS OF MONACO RESIDENCY

IF YOU'RE CONSIDERING RELOCATING, MONACO IS AN IDEAL OPTION TO EXPLORE. WITH ITS REPUTATION FOR SAFETY AND SECURITY, LIVING IN MONACO PROVIDES PEACE OF MIND, WHILE THE HIGH STANDARD OF LIVING ADDS TO ITS APPEAL. THE PRINCIPALITY ALSO PRESENTS ITSELF AS A FAVORABLE LOCATION FOR BUSINESS VENTURES, WITH INVESTMENT OPPORTUNITIES AND A LOW-TAX ENVIRONMENT FOR RESIDENTS.



## HERE ARE THE TOP 5 REASONS TO HAVE MONEGASQUE RESIDENCY:

1. **Attractive tax system:** Monaco's tax system is very beneficial for high-net-worth individuals and entrepreneurs, with no personal income tax, wealth tax, or inheritance or gift tax in most cases.
2. **Exceptional quality of life:** Monaco boasts a pleasant Mediterranean climate, picturesque natural scenery, and high levels of safety and security. The country also offers world-class cultural events, sports, and entertainment, including the Monaco Grand Prix and the Monte Carlo Opera.
3. **Business potential:** Monaco is a hub for international business, providing a favorable business environment and access to global markets. The country has a diverse range of industries, including finance, real estate, tourism, and technology, making it an attractive destination for entrepreneurs and investors.
4. **Proximity to other European cities:** Monaco's central location on the French Riviera makes it an ideal starting point for exploring other European destinations. The country is well-connected by air, rail, and road to major cities such as Nice, Cannes, Paris, London, Genoa or Milan.
5. **High-quality healthcare and education:** Monaco has a first-class healthcare system, with modern medical facilities and well-trained medical professionals. The country also offers a range of high-quality educational opportunities, including internationally recognized schools and universities.

OVERALL, MONEGASQUE RESIDENCY PROVIDES NUMEROUS ADVANTAGES, FROM AN ATTRACTIVE TAX SYSTEM AND EXCELLENT QUALITY OF LIFE TO BUSINESS OPPORTUNITIES AND ACCESS TO TOP-NOTCH HEALTHCARE AND EDUCATION.

IT'S NO SURPRISE THAT MONACO IS A HIGHLY SOUGHT-AFTER DESTINATION FOR THOSE SEEKING A LUXURIOUS LIFESTYLE AND A BRIGHT FUTURE.



# HOW TO OBTAIN MONACO RESIDENCY

MONACO IS WELL-KNOWN FOR ITS BREATHTAKING COASTAL SCENERY, LUXURY SHOPPING, AND EXCLUSIVE GAMBLING ESTABLISHMENTS. IN ADDITION, THE PRINCIPALITY IS A THRIVING CENTER FOR GLOBAL COMMERCE, DRAWING AFFLUENT INDIVIDUALS FROM ALL CORNERS OF THE GLOBE. IF YOU'RE LOOKING TO FULLY IMMERSE YOURSELF IN MONACO'S LAVISH LIFESTYLE AND ALL THAT IT HAS TO OFFER, OBTAINING RESIDENCY IN THIS PRINCIPALITY WOULD BE A WISE DECISION.

The conditions for foreign individuals to establish residency in Monaco vary depending on their nationality. However, in all cases, certain criteria must be met, including:

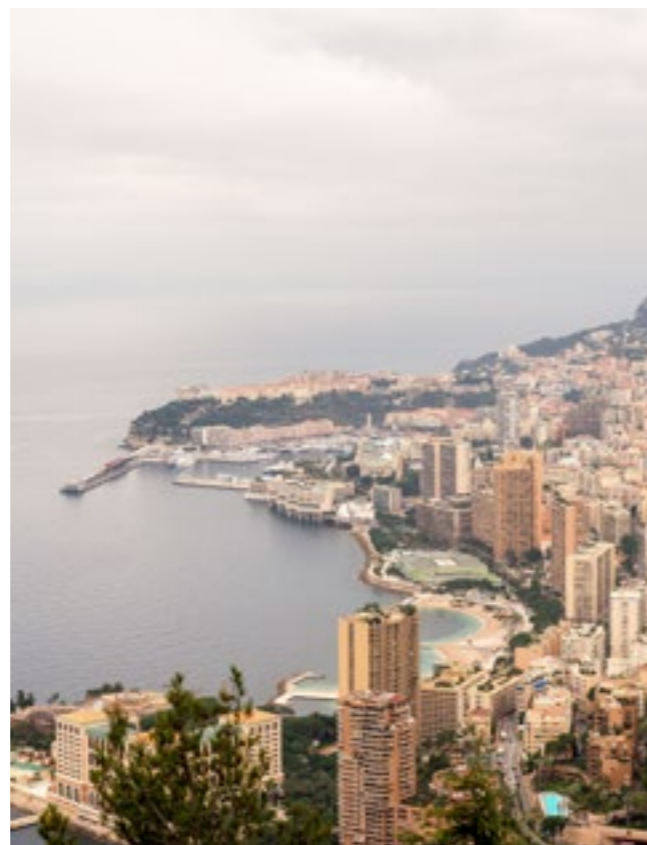
- **Financial resources:** To be eligible for Monegasque residency, you must demonstrate that you have sufficient financial means to support yourself and any dependents. This can be achieved by opening a bank account in Monaco with a deposit of at least 500,000 €, and obtaining an attestation from the bank confirming that you have adequate funds to live in Monaco.

- **Background check:** A criminal record is necessary to obtain Monegasque residency. You must provide a police clearance certificate from your country of origin or from the country where you have resided for the last five years.

- **Proof of accommodation:** You must have proof of accommodation in Monaco, such as a lease agreement for minimum 1 year length or proof of property ownership.

- **Obtain a French Visa D (long séjour) for non EU citizen** from the French Embassy located in your current country of residence

- **Other requirements:** Vary according to the type of residency and your country of origin.



It's worth noting that the requirements for obtaining residency in Monaco may vary depending on the specific circumstances of each applicant. The application process can also be complex and time-consuming, and it's recommended that applicants seek professional advice and assistance to successfully navigate the process.

There are many reasons why people may choose to relocate to Monaco, including its reputation as a safe and stable country with a low crime rate, as well as its high standard of living, excellent healthcare, and education. Additionally, Monaco does not impose personal income tax, wealth tax, or inheritance tax, making it an attractive location to live, work, and raise a family.

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## OUR SERVICES AT ATTRACTIVE RATES

- ASSIST YOU IN THE PREPARATION OF YOUR APPLICATION FOR THE MONACO RESIDENCY
- ASSIST YOU IN THE OPENING OF A BANK ACCOUNT IN MONACO
- ASSIST YOU WITH YOUR RELOCATION TO MONACO (SCHOOL REGISTRATION, FURNISHING YOUR FLAT & MORE)
- FIND YOU AN APARTMENT TO RENT OR BUY
- ASSIST YOU IN ESTABLISHING A BUSINESS IN MONACO

LET'S GET IN TOUCH



SCAN ME

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MONACO RESIDENCY





CLUB DES RÉSIDENTS  
ÉTRANGERS DE MONACO

# CLUB DES RESIDENTS ÉTRANGERS DE MONACO: *A PLACE TO BELONG*

YOU LIVE IN MONACO AND WOULD LIKE TO MEET PEOPLE WITH THE SAME INTERESTS, TAKE PART IN THE PRINCIPALITY'S SOCIAL ACTIVITIES OR SIMPLY FIND A LITTLE HAVEN OF PEACE TO ENJOY YOUR TIME ? CREM IS HERE FOR YOU.

Founded by Louissette Azzoaglio Levy-Soussan, personal assistant to H.S.H. Princess Grace, CREM opened its doors on June 1st 2010, thanks to the support of H.S.H. Prince Albert II, the generosity of Sir David and Sir Frederic Barclay, as well as the trust of many donors.

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*CREM - Club des Résidents Étrangers de Monaco - is an elegant private club located in the heart of the city for all residents and companies, newly settled or already established, who wish to participate in the social, economic, cultural and sportive life of the Principality of Monaco.*

CREM Clubhouse, fully renovated in 2022, is composed of two saloons and a bar of 200m2 accessible all day long to its Members and is intended to be a place of exchange as well as a friendly and professional meeting point. CREM aims to be a home of international conviviality, counting to date more than 50 nationalities. It offers a warm welcome, attentive listening, a regularly updated program of information and activities, plus advantages reserved exclusively for its Members thanks to its numerous partnership throughout the Principality

CREM regularly organizes various events and activities to facilitate meetings between Residents of all nationalities and their integration into local life through shared passions. From cultural activities to sports challenges, from meetings with personalities of the Principality to visits of unusual places, from gastronomic outings to members' cocktails and other events, CREM strives to satisfy all the expectations of its Members. Club membership includes free participation in most of the activities and a preferential rate for those subject to participation.



12th CREM Anniversary



Weekend in Alba



CREM Spring cocktail



CREM Christmas Gala

FOUNDED BY LOUISETTE AZZOAGLIO LEVY-SOUSSAN, PERSONAL ASSISTANT TO H.S.H. PRINCESS GRACE, CREM OPENED ITS DOORS ON JUNE 1ST 2010

If you are looking for a quiet place to consult the local and international press or just drink a coffee, a place to discuss and share your ideas with other foreign or Monegasque residents, whether friendly or professional, to experience the Principality's social life and feel part of a great community... become a CREM Member: we offer you a place, a lifestyle, a culture.



Inauguration of the newly renovated Club

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WE HAVE BEEN INTERVIEWED BY

**NEWS.MC**  
Monaco Daily News

# AND THE AWARD FOR BEST REAL ESTATE AGENT IN MONACO GOES TO...

UNIQUE REAL ESTATE



Martina BORBELYOVA

Article written by Martina Brodie

The European Property Awards are part of the International Property Awards and celebrate the highest level of achievement by companies operating in all sectors of the property and real estate industry. This year Monaco Properties' Martina Borbelyova won the award in the category of Real Estate Agent for Monaco.

One hundred and sixteen worldwide entries were judged by the panel made up of over 80 industry experts, who considered each entry against a strict set of criteria.

Only the very best companies make it through to the final stage of the competition, where they compete for the coveted title of European Property Award Winner. The panel is chaired by three British Parliament members, currently Lord Best, the Earl Of Caithness and Lord Waverly.

"This is a huge achievement for us and is a testament to the hard work and dedication of our team," Martina told NEWS.MC. "We could not have done it without the support of our clients, who have entrusted us with their most valuable asset – their home. We would like to take this opportunity to thank everyone who has contributed to our success. We will continue to strive to be the best in our field and provide our clients with the highest level of service."

What made them stand out? "I think that our strong client orientation and the wide variety of services which we are able to provide for our clients and our extended marketing activities, and our Monaco Properties Magazine, which is constantly evolving. This year, we will begin distributing it in a variety of locations throughout Monaco and the surrounding areas, which we are very excited about."

Martina's first experience with real estate was over ten years ago, when she worked part-time at a real estate agency in her native Slovakia, while studying. "I began by assisting clients who were looking to sell, buy, or rent real estate. Working in real estate necessitates a high level of responsibility, organisation, and punctuality."

Later she worked as an ambassador in southern France for a New York-based company called LVH Global, which stands for Luxury Vacation Homes.



Martina Borbelyova, centre, with Olivier Pradeau at CREM's 12th anniversary

"I was selecting and supervising a professional team of drivers, butlers, private chefs, and maids for clients travelling with their families to their vacation villas they had rented for the season."

She has been with Monaco Properties for three years.

"I met Olivier Pradeau, the director, just before the Covid19 pandemic, and after seeing some of my work (a magazine I had created in the past) in the conversation, he asked if I would be interested in working on the creation of a Real Estate Magazine for Monaco Properties, to which I happily said 'yes.' By the time we realised that Covid was not going away in a month or two, and my work was short term rental, which was suffering from lockdown, we chose to work together more closely on more projects, and soon after I became involved in marketing activities and accepted the position of Marketing Manager and Editor of Monaco Properties Magazine."

What she enjoys most about her job is that no two days are alike: "which keeps me learning and involved in many aspects of the business. Specifically, there is always room for improvement in marketing and magazine creation, and we strive to make each issue better. At the moment, we are also concentrating on the proper type of SEO activities to support our work in the online world. I am in charge

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of our website, which we have chosen to redesign twice in the last few years, and this technical-creative part of my job is always very exciting.

I also communicate with our clients on a daily basis to ensure that they have all of the assistance they require. I specialise in assisting clients who want to relocate to Monaco. We can assist them along the way, navigating them through the administrative process and connecting them with private bankers..."

In 2022 the real estate market (new and old apartments) increased by 25.5 percent in volume and by 34.6 percent in value, which shows a surprisingly dynamic real estate market despite the crisis, according to Monaco Properties.

How is 2023 shaping up?

"The year ahead looks more mixed, with interest rates at a high level and a looming global economic recession. It is likely that

like the US real estate market, which is already in decline, the Monaco real estate market will start to slow down. This outlook should nevertheless be put into perspective with the historical performance of the Monaco real estate market which has shown great resilience during previous economic recessions."

*Article written by Martina Brodie*

*News.mc is a popular news website that covers the latest news and events happening in the Principality of Monaco. The website provides comprehensive coverage of local news, politics, sports, culture, lifestyle, and business news in the city-state. News.mc is also known for its high-quality journalism. The articles are written by experienced journalists who are knowledgeable about the local context and provide insightful analysis and commentary.*

*By scanning the QR code located below, you can read the original article and more:*



## ABOUT THE AWARD

THE EUROPEAN PROPERTY AWARDS ARE AN ANNUAL CELEBRATION OF THE CONTINENT'S FINEST PROPERTY PROFESSIONALS. THE JUDGING PANEL IS MADE UP OF OVER 80 INDUSTRY EXPERTS WHO CONSIDER EACH ENTRY AGAINST A SET OF STRICT CRITERIA. ONLY THE VERY BEST COMPANIES MAKE IT THROUGH TO THE FINAL STAGE OF THE COMPETITION, WHERE THEY COMPETE FOR THE COVETED TITLE OF EUROPEAN PROPERTY AWARD WINNER.

THE EXPERIENCE OF EXCELLENCE

The International Property Awards are the world's premier property awards, celebrating excellence in all sectors of the property and real estate industry. The Awards were established in 1994 and recognize outstanding achievement by companies operating in the international property sector.

The awards are part of the world's largest and most prestigious property competition. 116 countries participated last year, and over £30 billion worth of projects were entered. The global media value exceeds £200 million.

Winners are chosen by an independent panel of over 80 experts who judge entries on design,

quality, service, innovation, originality, and commitment to sustainability. The panel is chaired by three British Parliament members, currently Lord Best, the Earl of Caithness, and the Lord Waverly. In addition to the general categories, there are also a number of specialized Awards that recognize achievement in specific areas such as architecture, interior design, development marketing, and sustainable development.

The International Property Awards are the world's premier property awards, celebrating excellence in all sectors of the property and real estate industry.



# TOP THINGS TO DO IN MONACO THIS SPRING AND SUMMER BY MONACO-TRIBUNE

EVERY YEAR, MARCH MARKS THE BEGINNING OF THE SPRING AND SUMMER SEASONS IN MONACO, WHICH ARE ALWAYS FILLED WITH CULTURAL, ARTISTIC, AND SPORTING EVENTS. 2023 IS NO EXCEPTION, AS IT OFFERS A VARIED PROGRAM ALL THE WAY THROUGH SEPTEMBER.

## CULTURAL EVENTS



The 2023 season begins with the traditional Printemps des Arts de Monte-Carlo, which runs from March 8 to April 2. It will present a comprehensive series of performances on the theme of "Music from America and Abroad" in collaboration with the Orchestre Philharmonique de Monte-Carlo (OPMC, Monte-Carlo Philharmonic Orchestra).

During the Summer Concerts at the Prince's Palace, the OPMC will provide the soundtrack to our July nights. These fantastic open-air shows may be seen in one of Monaco's most stunning locations.



The Monaco Summer Festival, held in July and August, features famous worldwide stars performing on the principality's stage.

With the Serenissima de l'Humour comedy concerts, not only music but also laughter will fill the nighttime air! They will take place from the 14th to the 18th of March and will include Olivier de Benoist, Arnaud Ducret, Elodie Poux, and Jérémy Ferrari.

## SPORTS EVENTS



From April 8 to 16, the Principality will host the Rolex Monte-Carlo Masters. Novak Djokovic and Rafael Nadal will compete in this year's international championship, which will have a Mediterranean theme. Three courts will be shown on television for the first time, on Eurosport and C8.

Motor racing fans will also be spoiled with the Monaco E-Prix on May 6. The Monte Carlo Formula One Grand Prix will be back on May 25-28, with Monegasque Charles Leclerc at the wheel of his brand-new Ferrari.



The Jumping International de Monte-Carlo, a major equestrian championship with a world-class reputation, takes place in July.

## NOT TO BE MISSED

Throughout the season, there will be numerous highlights, such as the traditional Rose Ball on March 25 in support of the Princess Grace Foundation.



Top Marques Monaco will host the next event from June 8 -11: an exhibition of unique luxury and racing cars.



The 62nd Monte-Carlo Television Festival will take place from June 16 to 20. This is a flagship event for TV series fans, where the biggest stars meet their fans every year.

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### MAJOR OPENINGS



This summer, there will be new establishments in the Principality, starting with Christophe Cussac's "Les Ambassadeurs" at the Hôtel Métropole. The well-known starred chef will open his restaurant in the spring in a setting designed and decorated by interior designer Jacques Garcia.

The Monte-Carlo SBM is also planning three major innovations:

Starting with Amazónico, a restaurant where South America inspires the atmosphere and dishes, in the future Café de Paris.



Another establishment will be Club La Vigie, which will open on June 2nd, with a "Beach Club at the Water's Edge" vibe.

Finally, from the end of June, the Maona Monte-Carlo will act as an open-air cabaret with a distinguished selection of original cocktails.



*Scan the QR code on the text page to find out more about all upcoming events and openings this year and to subscribe to our free weekly newsletter with all local news. You can read Monaco-Tribune in French, English, Italian, and Russian.*



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# MONACO PROPERTIES

*YOUR ULTIMATE GUIDE IN THE  
MONACO REAL ESTATE MARKET.*



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MONACO PROPERTIES' AIM IS TO HELP YOU BUY, SELL, OR RENT AN APARTMENT IN MONACO. THERE ARE NO RESTRICTIONS FOR FOREIGNERS; THEREFORE, OUR MULTILINGUAL AGENTS WILL BE AT YOUR DISPOSAL TO ASSIST YOU IN ALL STAGES OF YOUR PROJECT IN MONACO AND ON THE FRENCH RIVIERA.

AS AN OFFICIAL MEMBER OF THE MONACO REAL ESTATE CHAMBER, WE CAN ENSURE PROFESSIONALISM FOR OUR CLIENTS. FROM APARTMENT SEARCH AND PRICE NEGOTIATIONS TO MORTGAGE OFFERS AND LEGAL PAPERWORK, OUR AGENTS WILL ASSIST YOU IN MEETING YOUR OBJECTIVES WITH EASE.



*PURCHASE THE APARTMENT OF  
YOUR DREAMS IN MONACO*

Are you in search of a well-lit apartment with expansive bay windows that allow for ample natural light? Or perhaps a lavish loft with a spacious terrace, perfect for hosting gatherings? Maybe a penthouse with a swimming pool and stunning sea views? Do you require specialized services and desire a move-in ready property?

Whatever your preferences, our diverse portfolio offers a wide range of properties that are sure to meet your needs.

Our agency guarantees the assistance of experts in the Monaco real estate market, who will simplify your search for a suitable apartment to settle in, accommodate your travel needs, or assist you in making an investment or securing a prestigious lease.

Our agents possess a dynamic network of Monegasque landlords, which, combined with their constant presence in the field, enables them to identify the best sales opportunities and provide you with exclusive apartments in your desired location.

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ON THE FOLLOWING PAGES, YOU WILL FIND A SELECTION OF PROPERTIES AVAILABLE FOR SALE IN MONACO.

WITH OUR EXPERTISE IN THE LUXURY REAL ESTATE MARKET, WE CAN OFFER YOU A DIVERSE RANGE OF PRESTIGIOUS APARTMENTS LOCATED IN DIFFERENT DISTRICTS THROUGHOUT THE PRINCIPALITY.

# PROPERTIES FOR SALE IN MONACO





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## SUPERB PENTHOUSE FULLY RENOVATED AND TASTEFULLY FURNISHED LOCATED IN THE HEART OF THE MONTE CARLO DISTRICT.

MONTE CARLO | SAN CARLO | LUXUEUX PENTHOUSE | REF: VM04-16

Magnificent penthouse on the iconic Boulevard des Moulins in the heart of the Monte Carlo district. This majestic two-bedroom apartment, completely renovated and tastefully furnished, offers a stunning view of the sea and Monaco.

It has a total surface area of 300 m2, including the roof terrace with its summer kitchen. This penthouse's first floor includes: a large double living room with a lounge area and a dining area, a fully equipped kitchen, a simple bedroom, a master bedroom with a large luxurious bathroom, an office or a dressing room, and a laundry room. A large terrace with a summer kitchen and a spectacular view of the Larvotto is located upstairs.



Price: 16 800 000 €

Total area: 300 sqm

Living area: 150 sqm

Number of rooms: 4

Terrace area: 150 sqm

Parkings: 1

CONTACT:

Phone: +377 97 97 33 97  
info@mpmonaco.com

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





# LA ROUSSE | AUTEUIL PENTHOUSE



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- Price: 17 500 000 €
- Living area: 188 sqm
- Terrace area: 176 sqm
- Total area: 364 sqm
- Number of rooms: +5
- Bedrooms: 3
- Bathrooms: 3
- Parkings: 2 + 1 box
- Celars: 1

LA ROUSSE | AUTEUIL | REF: VM1121-4

In a residence located in the green and quiet residential area "La Rousse," a concierge service is available 24/7.

This luxurious penthouse, which was recently renovated, is divided into two levels plus a roof terrace with a jacuzzi and offers panoramic views of the sea and city. Large terraces on all levels provide stunning views of Monaco and the sea. This unique penthouse is accessible by a private elevator.

**CONTACT:**

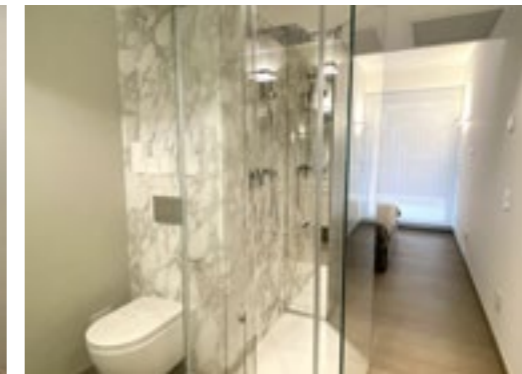
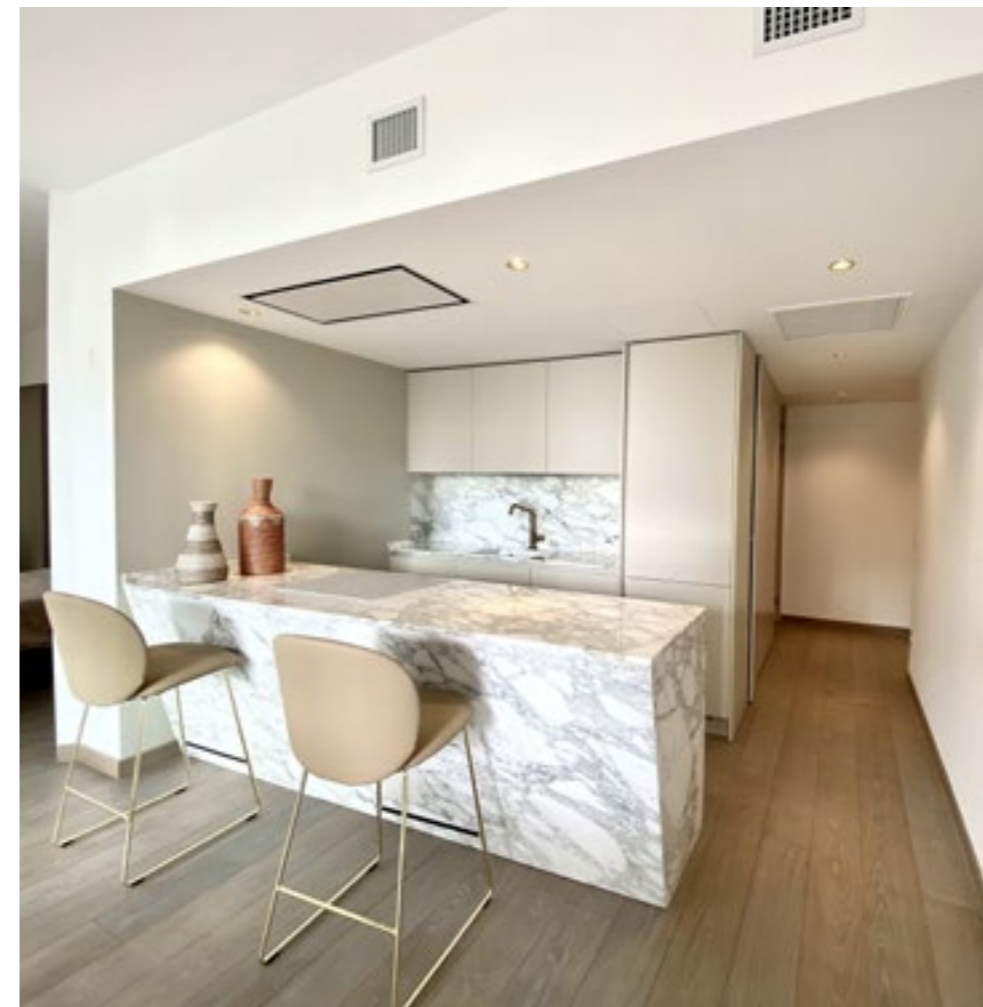
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FOR SALE MONACO



# PARC SAINT ROMAN | 3 ROOMS



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PARC SAINT ROMAN | 3 ROOMS | Ref: VM0122-2

This is a stunning 3-room flat completely renovated and furnished in a luxury residence with 24-hour concierge and swimming pool. South exposed, it enjoys a beautiful sea view and is very bright. All amenities are nearby.

The flat is composed of the following rooms: an entrance hall with closets, a living room with a fully equipped kitchen that opens onto a sea-view terrace, a bedroom with an ensuite shower room and a terrace, a second bedroom with its own full shower room, and a third bedroom with its own full shower room. With an abundance of storage space and closet space. Additionally, the flat comes with one parking space located on level -4.

**CONTACT:**

Phone: +377 97 97 33 97  
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 14, boulevard d'Italie 98000 Monaco



Price: 5 000 000 €

Living area: 76 sqm

Terrace area: 16 sqm

Total area: 92 sqm

Number of rooms: 3

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Mixed use: Yes



# VILLA PORTOFINO | CONDAMINE | 4 ROOMS



VILLA PORTOFINO | CONDAMINE | 4 ROOMS | REF: VM0922-19

Villa Portofino is located in the La Condamine residential area. A luxurious new 3-bedroom apartment in a prestigious newly constructed building. Everything is at your fingertips in the heart of La Condamine's historic shopping district, at the foot of the centuries-old ramparts of the Prince's Palace. A few steps from Port Hercule and close to all amenities, including the gorgeous Gastaud Square.

The apartment is divided into the following rooms: living room, fully equipped American kitchen, master bedroom with bathroom, two bedrooms with bathrooms, guests' toilet, and terrace. This apartment includes a parking space.

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Price: 9 900 000 €

Living area: 129 sqm

Terrace area: 7 sqm

Total area: 136 sqm

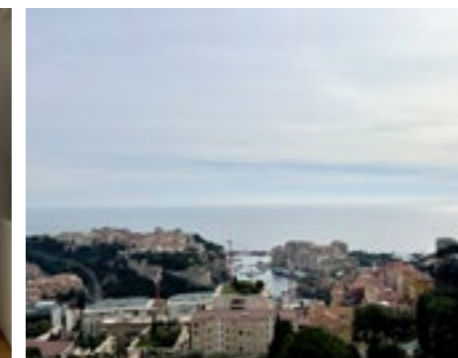
Number of rooms: 4

Bedrooms: 3

Bathrooms: 3

Condition: New

# JARDIN EXOTIQUE | GARDEN HOUSE | 3 ROOMS



JD EXOTIQUE | GARDEN HOUSE | 3 ROOMS | REF: VM0322-43

Garden House: In a 12-story residential building located on the heights of the Principality, with an incomparable and breathtaking view of Monaco, a magnificent 3-room apartment is all on the front and located on a high floor. All rooms have a panoramic view of the sea, the Rock, and Monaco.

Southeast exposure, 1 cellar, and 1 parking space in the building, occupied by a 73-year-old lady. Annuity of €1,750 per month in addition to the obtaining price.

**CONTACT:**

Phone: +377 97 97 33 97  
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14, boulevard d'Italie 98000 Monaco



Price: 9 500 000 €

Living area: 131 sqm

Terrace area: 37 sqm

Total area: 168 sqm

Number of rooms: 3

Bedrooms: 2

Parkings: 1

Cellars: 1

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# FONTVIEILLE | GRAND LARGE | 4 ROOMS



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Grand Large | Ref: VM0722-8

A spacious flat in Fontvieille that has been luxuriously renovated with high-quality materials. All amenities are nearby, and the beaches of Cap d'Ail are only a few minutes away. Pool and concierge services are available. Perfect for a family.

The flat is composed of the following rooms: an entrance hall, a kitchen, a living room, an office, a terrace, a guest toilet, two bedrooms with bathrooms, a master bedroom with a dressing room and an en suite bathroom, and terraces.

This property includes two parking spaces.

**CONTACT:**

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**ABOUT THE FONTVIEILLE**

**DISTRICT:** Fontvieille is the westernmost district of Monaco, bordered by the Cap d'Ail commune. The area was largely built on the sea and includes the Stade Louis, a marina, and the main shopping center with a large food court. The area also offers a wide range of restaurants, the Monaco Heliport, and the University of Monaco. It is surrounded by greenery, with the Roseaie de Monaco and the sea, and adjoins the town of Cap-D'Ail. While Fontvieille's real estate is mainly reserved for Monegasques and rights holders, there are also prestigious residences such as the Place du Bord de Mer, the Terrasses du Port, the Memmo Centre, or the Eden Star that offer luxury flats.

Price:	14 500 000 €
Living area:	180 sqm
Terrace area:	40 sqm
Total area:	220 sqm
Number of rooms:	4
Bedrooms:	3
Floor:	5
Parkings:	2
Condition:	Luxurious services





# MONTE CARLO | VILLA EUROPE | RENOVATED PENTHOUSE



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MONTE CARLO | VILLA EUROPE | PENTHOUSE | REF: VM1220-7

Villa Europe - a 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 of a spacious master suite with its own bathroom, a second bedroom, a bathroom, and a large living room.

Possibility to rent or buy a car park in a neighbouring building.

**CONTACT:**

Phone: +377 97 97 33 97  
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 14, boulevard d'Italie 98000 Monaco



Price: 13 200 000 €

Living area: 145 sqm

Terrace area: 75 sqm

Total area: 220 sqm

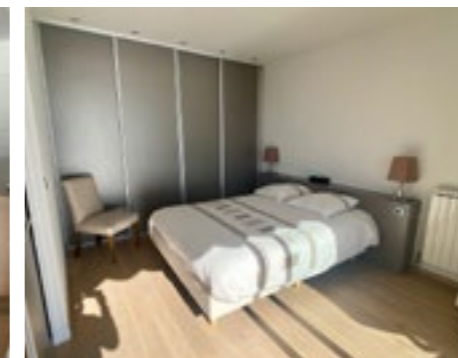
Number of rooms: 4

Bedrooms: 2

# LAROUSSE | CHATEAU PERIGORD | 2 ROOMS



FOR SALE MONACO



LA ROUSSE | CHÂTEAU PÉRIGORD II | REF: VM02-37

In a residence with concierge service H24 7, a beautiful one-bedroom apartment on a high floor is composed of a living room, full 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.

Rented for 60.000€ / year net.

**CONTACT:**

Phone: +377 97 97 33 97  
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Price: On request

Living area: 54 sqm

Terrace area: 10 sqm

Total area: 63 sqm

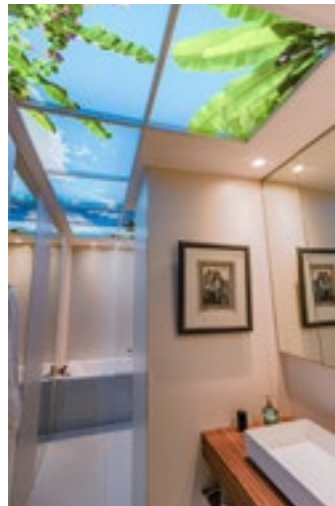
Number of rooms: 2

Bedrooms: 1

Condition: Very good

Floor: 20





# LAROUSSE | MONTE-CARLO SUN 4 ROOMS | NEAR THE LARVOTTO BEACHES



Monte-Carlo Sun | Ref: VM04-78

Beautiful apartment in a luxurious building close to the Larvotto beach and the Monte Carlo Country Club. Concierge service is available 7/7 H24. A park with a pool and a restaurant.

There are shops, schools, and public transportation nearby.

The flat consists of: an entrance hall, a fully equipped kitchen that opens onto the living room, a dining room, three bedrooms with three bathrooms, and one guest toilet.

1 garage and 1 cellar.

**CONTACT:**

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*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 in the principality with the most inhabitants.*

- Price: 7 590 000 €
- Living area: 133 sqm
- Terrace area: 15 sqm
- Total area: 148 sqm
- Number of rooms: 4
- Bedrooms: 3
- Parkings: 1
- Cellars: 1



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# MONTE CARLO | BUCKINGHAM PALACE | 2 ROOMS



Buckingham Palace | Ref: VM219-5

In a prestigious residence located in the heart of Monte Carlo, a magnificent flat with a sea view is composed as follows:

- living room
- bedroom
- kitchen
- bathroom
- guest toilet
- two terraces
- parking for rent in addition

ABOUT THE GOLDEN SQUARE:

*The Golden Square, located in the heart of the Monte-Carlo district, is an emblematic district of Monaco. It is situated around the Casino de Monaco, with its luxury boutiques and the Métropole shopping center. The real estate in the district of Monte-Carlo is exceptional. You will find the most sumptuous and prestigious apartments in the principality, offering outstanding views. A dream neighborhood where purchasing an apartment is a luxury that few can afford.*

Price: 4 350 000 €
Living area: 56 sqm
Terrace area: 30 sqm
Total area: 86 sqm
Number of rooms: 2
Bedrooms: 1
Condition: Luxurious services
Furnished: Yes
Parkings: 1

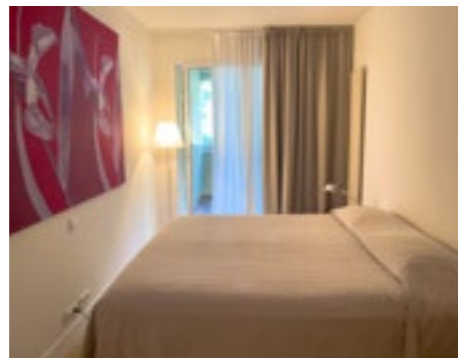
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# FONTVIEILLE | THE CYCLADES | 3 ROOMS



FONTVIEILLE | THE CYCLADES | REF: VM82201

This apartment is located in the residential area of Fontvieille in green and quiet district, in a building of a luxury condominium. Neo-Provencal style, facing the sea. The building features a seawater swimming pool, concierge service, and an abundance of greenery.

This apartment, renovated with very high-quality finishes, is composed as follows: an entrance, a living room, a kitchen, two bedrooms, a bathroom, and a gorgeous 25-m2 terrace. This apartment has views of the Mediterranean Sea and the Fontvieille district. This property has a cellar and a parking space.

**CONTACT:**

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Price: 6 900 000 €

Living area: 105 sqm

Terrace area: 25 sqm

Total area: 130 sqm

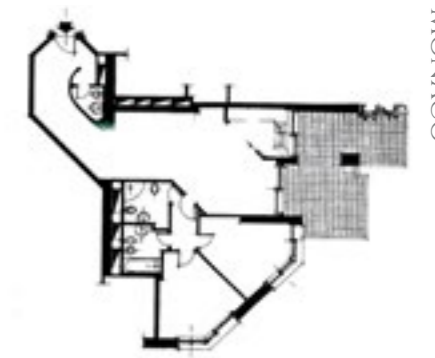
Number of rooms: 3

Bedrooms: 2

Parking: 1

Celars: 1

# LAROUSSE | PARC SAINT ROMAN | 3 ROOMS



LAROUSSE | PARC SAINT ROMAN | 3 ROOMS | REF: VM0821-4

Magnificent and very spacious apartment in a residence with a large garden, gym, and swimming pool close to the Monte Carlo Country Club with concierge service 24/7. The apartments have 3 rooms and bright interiors that open onto a 30 m2 terrace with a view of the sea and the hills. The apartment is composed as follows: the entrance leads to the living room with a separate kitchen, overlooking the sea. The sleeping area includes a master bedroom with fitted wardrobes and a bathroom, as well as a second bedroom with a wardrobe and its own bathroom. This property is completed by a cellar and a large garage.

**CONTACT:**

Phone: +377 97 97 33 97  
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 14, boulevard d'Italie 98000 Monaco



Price: 5 500 000 €

Living area: 102 sqm

Terrace area: 27 sqm

Total area: 128 sqm

Number of rooms: 3

Bedrooms: 2

Parkings: 1

Celars: 1

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# MONACO, A COUNTRY IN CONSTANT URBAN DEVELOPMENT

*THE PRINCIPALITY OF MONACO IS CURRENTLY UNDERGOING AN UNPRECEDENTED TRANSFORMATION WITH THE CONSTRUCTION OF A NEW DISTRICT CALLED PORTIER COVE.*

*THE MARETERRA PROJECT IS ONE OF THE MOST SIGNIFICANT URBAN REGENERATION PROJECTS IN EUROPE, AND WHEN COMPLETE, IT WILL SIGNIFICANTLY IMPROVE MONACO'S ALREADY WORLD-CLASS REPUTATION AS A PLACE TO LIVE, WORK, AND VISIT.*

Monaco is constantly striving to move forward with its development projects and push the boundaries of what is possible. In recent years, Monaco has undertaken a number of large-scale infrastructure projects aimed at improving the quality of life for residents and visitors alike.

As Europe's most ambitious construction project, Portier Cove is sure to become the crown jewel in Monaco's portfolio of developments, which aim to completely transform the city's waterfront area.

Although Monaco is changing rapidly, it is still retaining its green spaces and unique heritage thanks to the strict regulations that are in place.

Monaco is known for its glamorous lifestyle and stunning scenery; from stunning architecture to green spaces that are designed to deliver a breath-taking experience, the Portier Cove project is sure to be one of the most talked about developments for years to come.

The Portier Cove Project, also known as Mareterra, is set to give Monaco's harbor a complete transformation and bring new life to this part of the city.

In addition, Monaco is working on a number of green initiatives, such as energy production from renewable sources and a smart grid system that will improve the efficiency of energy usage.

With all of these exciting new developments, it looks like Monaco is well on its way to becoming one of the most innovative cities in the world.

We look forward with great anticipation to seeing how this and other ambitious projects transform Monaco into a modern metropolis.

On the following pages, read more to find out more about this ambitious project and others shaping Monaco, and what they think it means for Monaco's future.



THE TRANSFORMATIONAL PROJECT FOR MONACO—MARETERRA—IS A BEAUTIFUL NEW COMMUNITY OF RESIDENTIAL, CULTURAL, AND RECREATIONAL SPACES THAT CELEBRATES THE SPIRIT AND SENSATIONS OF THE MEDITERRANEAN. MARETERRA DRAWS ITS NAME FROM THE TWO COMPLEMENTARY ELEMENTS OF THE PROJECT—THE SEA AND THE LAND. THIS PIONEERING AND SUSTAINABLE DEVELOPMENT IS ESSENTIAL TO THE PRINCIPALITY'S FUTURE GROWTH.

MARETERRA MONACO IS AN EXCITING NEW PROJECT IN THE PRINCIPALITY OF MONACO THAT WILL TRANSFORM THE AREA INTO A BEAUTIFUL COMMUNITY OF RESIDENTIAL, CULTURAL, AND RECREATIONAL SPACES. THE \$2.4 BILLION DEVELOPMENT, FOUNDED BY DENIS VALODE AND JEAN PISTRE, IS SET TO BECOME AN ICONIC LANDMARK WHEN IT IS COMPLETED IN 2025. THE ECO-DISTRICT OF MARETERRA WILL INCLUDE A RANGE OF EXCLUSIVE RESIDENTIAL SPACES, AS WELL AS VARIOUS CULTURAL AND RECREATIONAL FACILITIES.

## *MARETERRA, MONACO'S AMBITIOUS NEW DISTRICT*

Mareterra is designed to be an environment that embraces both the natural world and human elements, providing an unparalleled living experience for its residents.

In total, award-winning architects Valode & Pistre Architects and Renzo Piano will design several modern buildings for 110 apartments and 10 beachfront villas. The smallest apartment will be 400 m<sup>2</sup> in size.

Mareterra is an ambitious project that has the potential to revolutionize Monaco's economy, especially with the influx of investment and tourism that it may bring. In addition, it will provide a unique opportunity for people to live in an exciting and vibrant environment, surrounded by beautiful natural scenery and incredible architecture.

## *BAYHOUSE, THE LUXURIOUS DEVELOPMENT*

Bay House is a component of Testimonio II, a large-scale project with a modern, undulating form that reflects its seaside location.

Bay House, with 56 apartments and 5 villas, provides residents with the highest level of luxury living in Monaco. Each three- to six-bedroom home has floor-to-ceiling windows and wraparound south-facing balconies, providing an abundance of space to enjoy stunning views of the Mediterranean Sea.

The top-floor luxury villas will have rooftop terraces and swimming pools where residents can relax and enjoy the view. Bay House will also include luxury amenities like a spa and a gym.



Bay House, a component of Testimonio II



# THE REBIRTH OF MONACO'S FONTVIEILLE SHOPPING CENTER

Major work is also planned for the Fontvieille district, with the shopping center being completely rebuilt by 2027.

The Principality of Monaco has entrusted this large-scale real estate project to the Socri Reim group. The finalization of the Fontvieille shopping center reconstruction has been estimated to cost around €300 million.

The future shopping center will have a decidedly modern aesthetic and will house more than 80 new stores, as well as a large 4-screen cinema. It will also include 40 luxury residences.

The stated goal is to make the Fontvieille district more environmentally friendly and dynamic. In all stages of this real estate project, the famous architect Massimiliano Fuksas will prioritize the environment. No less than 2,000 trees are planted on several levels of the shopping center.

With more shops, a cinema, green spaces, and the expansion of the existing port, this beautiful real estate project will breathe new life into the Fontvieille district.



# THE ORIGINAL PROJECT, L'EXOTIC

Created in 2013, the Jardin Exotique district is located at the entrance to Monaco, on the Franco-Monegasque border. This quiet neighborhood became very popular with the completion of the L'Exotique project in 2022.

The L'Exotique residence was designed by the well-known engineer, Rudy Ricciotti. It has a very luxurious contemporary design that attracts investors from all over the world. The residence has an incredible selection of amenities, many of them luxury, including a swimming pool, a hammam, and a sauna. Underground parking and beautiful gardens complete the residence.

Built at the highest point of the Principality, L'Exotique offers breathtaking views of the Rock and the Mediterranean Sea.

# NEW PRINCESS GRACE HOSPITAL CENTRE

The current hospital building was constructed in the 1980s and has served the community well for many years. However, with the growing demand for healthcare services and advancements in medical technology, it has become necessary to upgrade the hospital to better serve the needs of patients. To achieve this, the hospital is currently undergoing a complete facelift.

A new center is being constructed alongside the existing center, allowing the hospital to continue to provide healthcare services while the renovation takes place. The new center will be equipped with state-of-the-art facilities and will offer a wide range of medical services, including advanced diagnostic imaging, surgical procedures, and rehabilitation services. The new building will also be designed with sustainability in mind, using the latest energy-efficient technology to reduce the hospital's carbon footprint.



Monaco's new projects are an excellent example of what a city can achieve when it takes bold steps to improve its infrastructure.

The developments not only breathe new life into Monaco but also create new opportunities for residents and visitors alike. From stunning architecture to green spaces designed to deliver a breathtaking experience, the Portier Cove project is sure to be one of the most talked-about developments in Europe for years to come.

We look forward to seeing how this ambitious project transforms Monaco into a modern metropolis with great anticipation!

THE EXPERIENCE OF EXCELLENCE





UNIQUE REAL ESTATE

THE EXPERIENCE OF EXCELLENCE

IF YOU ARE LOOKING FOR AN APARTMENT FOR RENT IN MONACO, WE CAN HELP YOU FIND THE PERFECT ONE TO SUIT YOUR NEEDS. WE HAVE A WIDE SELECTION OF PROPERTIES AVAILABLE, FROM STUDIOS TO LUXURIOUS PENTHOUSES.

WHATEVER YOUR BUDGET OR PREFERENCES ARE, WE ARE CONFIDENT THAT WE CAN HELP YOU FIND THE PERFECT APARTMENT FOR RENT IN MONACO.

## PROPERTIES FOR RENT IN MONACO



# CARRÉ D'OR | ONE MONTE-CARLO | 6 ROOMS



UNIQUE REAL ESTATE

Price: 230 000 €/ month

Living area: 600 sqm

Terrace area: 318 sqm

Total area: 918 sqm

Number of rooms: +5

Bedrooms: 5

Floor: 5 & 6 & 7

Parkings: 4

Celars: 1

CARRÉ D'OR | ONE MONTE-CARLO | 6 ROOMS | REF: LM1021-5

A spacious six-room apartment in a luxurious residence in the heart of the Monte Carlo district, close to the Casino Monaco square.

This flat is composed as follows: an entrance hall, two living rooms, a dining room, an office, a kitchen, four bedrooms with en suite bathrooms and dressing rooms, one guest bedroom with a bathroom, a guest toilet, and four parking spaces.

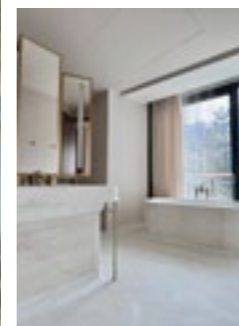
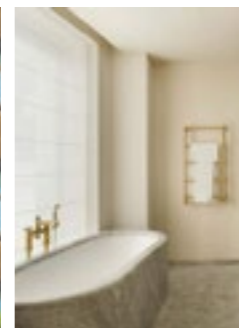
Services included: water, electricity, heating, air conditioning, concierge and valet parking, access to the swimming pool, and a fitness room.

**CONTACT:**

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



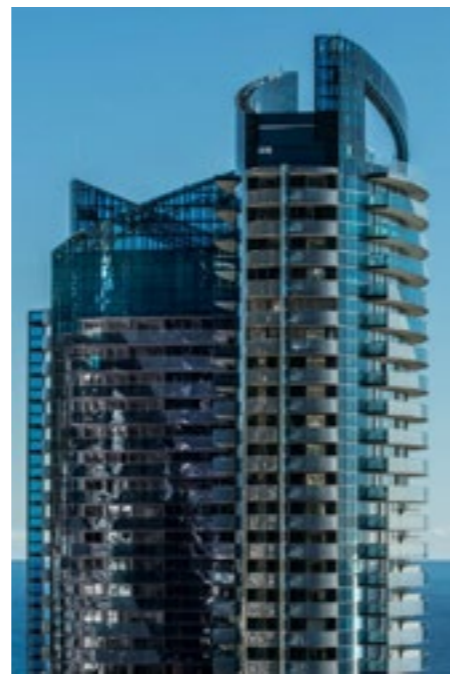
FOR RENT MONACO





# SAINT ROMAN | TOUR ODEON

## 5 ROOMS



UNIQUE REAL ESTATE

FOR RENT MONACO

SAINT ROMAN | ODEON TOWER | 5 ROOMS | Ref: LM1122-2

Odeon Tower - in one of Monaco's most sought-after buildings, with exclusive services such as 24/7 concierge, wellness area, fitness rooms, business center, Odéon Café by Cipriani restaurant with room service.

A luxurious 5-room apartment with elegant, bright, and comfortable spaces, full-height bay windows, and generous terraces with spectacular views of Monaco and the Mediterranean. The apartment is composed as follows: an entrance hall, a large living room, a kitchen with a laundry room, and a guest toilet. Four luxurious bedrooms, including a master suite, each with its own bathroom and dressing room.

Three spacious terraces, two parking spaces, and a cellar complete this property.

**CONTACT:**

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



Price: 44 000€/ month

Living area: 246 sqm

Terrace area: 103 sqm

Total area: 349 sqm

Number of rooms: 5

Bedrooms: 4

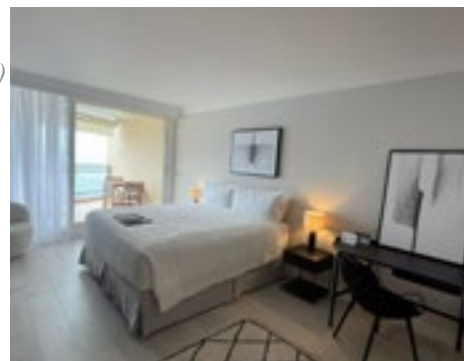
Bathrooms: 4

Parkings: 2

Cellars: 1



# CARRE D'OR | FAIRMONT RESIDENCE | 3 ROOMS



CARRE D'OR | FAIRMONT RESIDENCE | 3 ROOMS | REF: L0522-3

*The possibility to maintain your residence permit or to apply for it.*

3 rooms sea view (+/- 105m<sup>2</sup>) has an equipped kitchen.

Included in the rental price are: daily cleaning of the apartment (dishes are not done), the supply of linen, water, electricity, air conditioning, property and casualty insurance, a TV subscription to 102 channels, and free use of WI-FI.

Free access to the swimming pool, fitness and solarium. 20% discount on hotel food and beverage bills, laundry, and other services parking at an extra cost.

**CONTACT:**

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



Price: 27 000 € /month

Total area: 105 sqm

Terrace area: 10 sqm

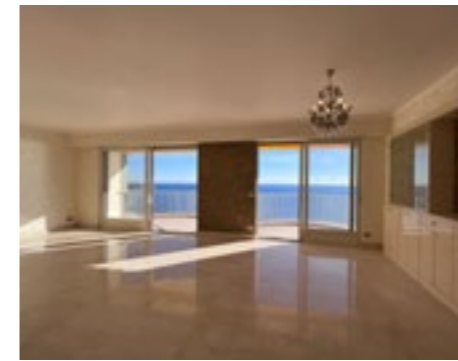
Number of rooms: 3

Bedrooms: 2

Bathrooms: 2

Parkings: 1

# LAROUSSE | LES ABEILLES | 3 ROOMS



LES ABEILLES | 3 ROOMS | REF: LM0923-6

This spacious and bright apartment offers a magnificent panoramic view of the sea and the beaches of Larvotto and Monaco. The modern-style residence Les Abeilles is located a few steps from the Place des Moulins and the Larvotto beaches. The residence has a 24/7 concierge service and a collective garden. close to all amenities. The apartment is composed as follows: an entrance overlooking the living room and kitchen, a large living room with a dining room opening onto a large balcony through two doors, a large bedroom opening onto a balcony with views of Monaco and the sea, with a bathroom and a dressing room, a second bedroom with a bathroom and a dressing room, a large kitchen with a view of the Odeon Tower, a guest toilet, a laundry room, the cellar, and a large garage with space for 3 cars.

**CONTACT:**

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



Price: 14 900 € + 900 € charges

Total area: 175 sqm

Living area: 155 sqm

Terrace area: 20 sqm

Number of rooms: 3

Bedrooms: 2

Box: 3

Cellars: 1

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# PORT | BEAU RIVAGE | 3 ROOMS



PORT | BEAU RIVAGE | 3 ROOMS | REF: LM0519-1

In a sumptuous residence with a concierge and lift, ideally located close to the casino and all amenities. Magnificent 3 room apartment completely renovated offering a sea view from the living room and composed as follows:

- Master suite with bathroom
- Bedroom with shower room
- Contemporary Italian kitchen
- Numerous custom-made cupboards
- A beautiful terrace of 10 m2
- The flat is rented with parking included in the price.

**CONTACT:**

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



Price: 8 850 € + 450 € charges

Living area: 75 sqm

Terrace area: 10 sqm

Total area: 85 sqm

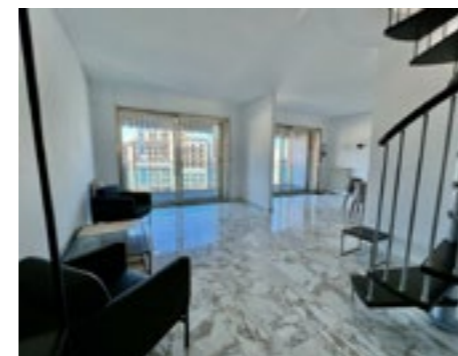
Number of rooms: 3

Bedrooms: 2

Bathrooms: 2

Parkings: 1

# CARRÉ D'OR | SARDANAPALE | 4 ROOMS



CARRÉ D'OR | SARDANAPALE | 4 ROOMS | REF: L1022-1

Splendid Penthouse, right in the center of Monte Carlo, with an amazing sea view and a view on the Formula 1 Grand Prix circuit. The apartment is composed as follows:

- The entrance
- Double living room
- Equipped kitchen
- 2 bedrooms + guest toilet
- 2 bathrooms
- Internal staircase leading to a large veranda on the 7th floor
- Numerous terraces

**CONTACT:**

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



Price: 13 500 € + 700 € charges

Living area: 150 sqm

Terrace area: 150 sqm

Total area: 300 sqm

Number of rooms: 4

Bedrooms: 2

Bathrooms: 2

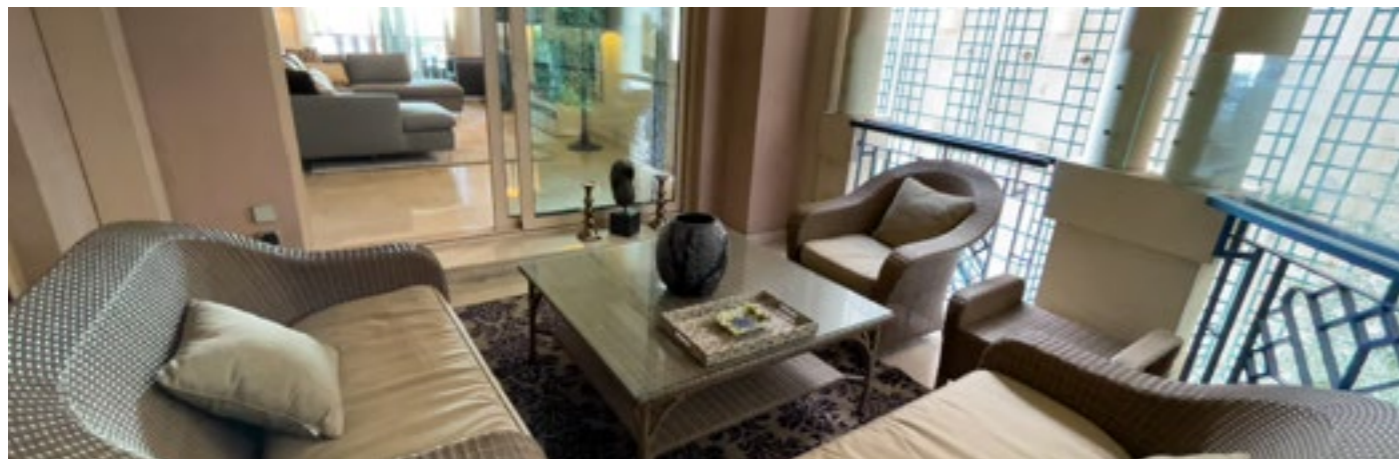
Parkings: 1

Cellars: 1

UNIQUE REAL ESTATE

FOR RENT MONACO





# LARVOTTO | FLORESTAN | 5 ROOMS

LARVOTTO | FLORESTAN | 5 ROOMS | REF: L1121-3

A five-room apartment in one of Boulevard Larvotto's most prestigious residences; Florestan. A stone's throw from the beaches, the Grimaldi Forum, the Sporting, and the Beach Club, with 24/7 concierge service in excellent condition.

The apartment is furnished and fully equipped and is composed as follows: a large entrance hall, a fully equipped kitchen open to the living/dining room with an adjacent terrace and a sea view, four bedrooms with beds, three bathrooms, an independent guest toilet, and plenty of storage.

The apartment has been completely renovated, and it comes with parking and a cellar.

**CONTACT:**

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



Price: 20 000 € + 1200 € charges

Living area: 186 sqm

Terrace area: 58 sqm

Total area: 244 sqm

Number of rooms: 5

Bedrooms: 4

Condition: Luxurious services

Parkings: 1

Celars: 1





**PHILOSOPHICAL ABSTRACTION BY ARTIST DOVA**  
 MODERN COLLECTIBLE PAINTING OF A NEW ARTISTIC STYLE



photo: DOVA

Each painting of creator DOVA is a unique story imbued with symbolic images. The alloy of religious and philosophical ideas, hermetic theories, personal experiences and the artist's responses to current events enrich each scene.



**Matrix**  
 (Oil on canvas 116×90 cm)

The paintings are created in oil and with a palette knife in technique exclusive to artist with thousands of volumetric layers, using a palette of hundreds of colors and shades created by the painter. Each gesture with a knife brings its own share of energy and thought. That why the paintings explode with colors, shine and radiate the concentrated energy and strength embedded them.



**Limbo**  
 (Oil on canvas 90×116 cm)



**Beneath the sky and underground**  
 (Oil on canvas 90×116 cm)



**Conversation**  
 (Oil on canvas 80×60 cm)

UNIQUE REAL ESTATE

**CHAMPAGNE**  
*Claudia Cherki*



**CLAUDIA CHERKI** HAS CREATED A SIGNATURE CHAMPAGNE FOCUSED ON ORIGINAL NOTES WITH A UNIQUE IDENTITY. IT CAN ONLY BE FOUND IN ESTABLISHMENTS THAT VALUE THE INTEREST OF DISCOVERING UNIQUE AND EXCEPTIONAL PRODUCTS. BEST ENJOYED IN GOOD COMPANY FOR UNFORGETTABLE AND PRIVILEGED MOMENTS! EACH CUVÉE HAS ITS OWN IDENTITY, INCLUDING THE INDISPENSABLE BLANC DE BLANCS, WHICH IS FOCUSED ON VERY SUBTLE NOTES OF CITRUS.



*"I have been drinking wine and champagne for as long as I can remember. I am always passionate and eager to be creative. My parents have been in the wine industry for 50 years, which is where my inspiration was born. A few years ago, I had the opportunity to meet a winemaking family in the Champagne region. It turned out that our parents knew each other, and thanks to them, my wish was fulfilled. They gave me the confidence to pursue my dream and shared their moral and gustatory values of life, as well as their knowledge and know-how. This enabled me to launch my own champagne with my personal touch."*

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*Our liqueurs are aged in casks for 10 years. They are made from sugar cane that is melted with reserve wines stored in casks for a dozen years. This allows the sugars to blend with the wine, resulting in more body and less sweetness. The dosage, which determines the subtlety of the balance of the base wine, is determined by my complete gustatory appreciation, mood, form, and above all, my own vision of the taste of champagne. Once the dosage is determined for each cuvée after many trials, we do not change it during the year to maintain its singularity.*

*Our property covers an area of approximately 10 hectares, and we produce between 60,000 and 70,000 bottles depending on the year. The grape varieties are distributed as follows: Chardonnay (25%), Pinot Noir (72%), and Pinot Meunier (3%).*

@champagne\_claudia\_cherki

contact@champagneclaudiacherki.com

+33 (0)7 85 25 57 04







UNIQUE REAL ESTATE



**MONTE-CARLO SELF STORAGE:  
AN UNPRECEDENTED STORAGE SOLUTION  
IN THE HEART OF THE PRINCIPALITY**

For the first time in Monte Carlo, Self Storage offers a unique storage solution for both individuals and professionals. This self-storage warehouse is designed to meet the needs of Monegasques and residents during moves, renovations, and long stays abroad.

Monte-Carlo Self Storage is also the ideal solution for storing archives, files, professional equipment, and merchandise. Located at the heart of the Principality on boulevard Charles II, and with over 1000 m2 divided into various sized boxes, it is accessible 24/7.

The space has been designed with optimum security in mind, accessible only with a personalized badge. A video surveillance system connected to an alarm has been installed, as well as a sophisticated fire protection system. Customers have sole access to their storage boxes, ensuring complete privacy.



To adapt to the needs of the international clientele of the Principality, Monte-Carlo Self Storage offers flexible leasing contracts that can be spread over a month or several years without obligation, and can be terminated at any time at no additional cost. Ancillary services, from packaging to handling, are also available, and shuttle services can be arranged on request. With Monte-Carlo Self Storage, it is possible to store goods in the Principality without needing to look elsewhere.



*Building Le Lumigean at the exit of the Albert II tunnel, boulevard Charles II*



*Monte-Carlo Self Storage, offre, pour la première fois à Monaco, une solution de stockage, destinée aussi bien aux particuliers qu'aux professionnels. Cet entrepôt de Self-Stockage unique en son genre devrait satisfaire tous les besoins des monégasques et des résidents lors de déménagements, durant des travaux de rénovation, pendant de longs séjours à l'étranger. Monte-Carlo Self Storage est aussi la solution idéale pour résoudre toutes les problématiques de stockage d'archives, de dossiers, l'entreposage d'outillages, d'équipements professionnelles et de stocks de marchandises... Situé à la sortie du tunnel Albert II, boulevard Charles III, au cœur même de la Principauté, Monte-Carlo Self Storage dispose de plus de 1000m2 répartis en box de différentes tailles différentes accessible 24/24 et 7/7. L'espace a été pensé pour garantir une sécurité optimale des biens qui y sont entreposés, l'accès au site ne peut se faire qu'avec un badge personnalisé. Un système de vidéo-surveillance relié à une alarme a été installé, tout comme un dispositif anti incendie particulièrement sophistiqué. Les clients de l'entrepôt possèdent la seule et unique clé de leur box de stockage, qui est ainsi complètement privée.*

*Afin de s'adapter aux besoins réels de la clientèle internationale de la Principauté, Monte-Carlo Self Storage a fait le choix d'offrir le maximum de flexibilité dans ses contrats de location, qui peuvent s'étaler sur un mois ou sur plusieurs années, sans engagement et résiliables à tout moment sans frais supplémentaires. Les clients peuvent aussi bénéficier des services annexes proposés par l'entrepôt, qui vont de l'emballage à la manutention ainsi que de navettes disponibles sur demande. Grâce à Monte-Carlo Self Storage, il est possible de laisser ses biens en Principauté, sans recourir à une solution extérieure.*

**MONTE CARLO SELF STORAGE**  
Le Lumigean, 2 bd Charles III  
(Niveau -2), 98000 - Monaco

+336 40 62 69 72  
administration@mcss.mc



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

WHATEVER YOUR BUDGET OR PREFERENCES ARE,  
WE ARE CONFIDENT THAT WE CAN HELP YOU FIND  
THE PERFECT PROPERTY IN CÔTE D'AZUR.

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## PROPERTIES FOR SALE IN FRANCE





UNIQUE REAL ESTATE

# ROQUEBRUNE-CAP-MARTIN

## | VILLA | 4 ROOMS

FOR SALE FRANCE

ROQUEBRUNE-CAP-MARTIN | VILLA | 4 ROOMS | REF: VFS0822-10

Splendid new villa located in a quiet area on Cap Martin with a beautiful land of 945 m2 and its swimming pool.

The villa on two levels is composed of a double living room, an equipped kitchen, a master bedroom with a dressing room and bathroom, three bedrooms, three shower rooms, and a laundry room.

Parking for 3 cars.



Price: 3 500 000 €

Terrace area: 27.10 sqm

CONTACT:

Living area: 218.10 sqm

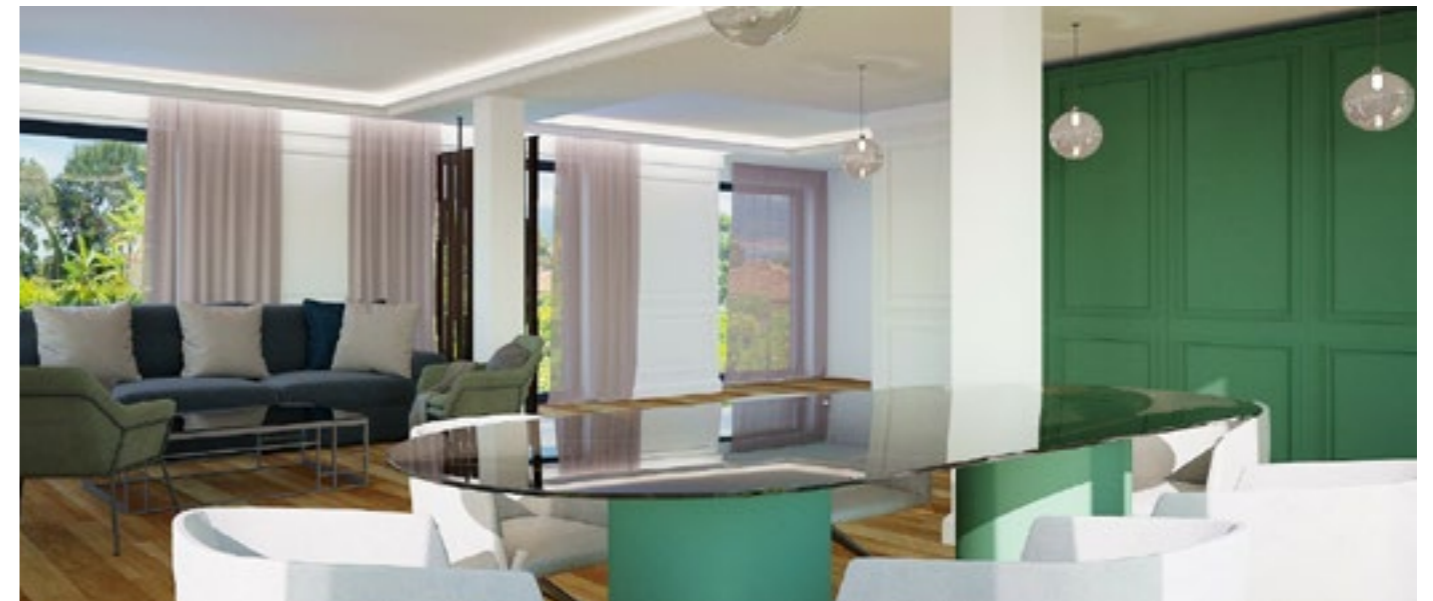
Number of rooms: 4

Phone: +377 97 97 33 97  
info@mpmonaco.com

Garden area: 945 sqm

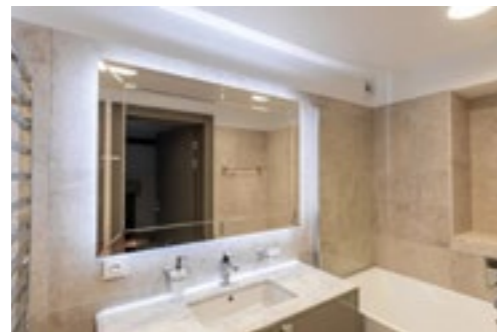
Parkings: 3, Condition: NEW

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





# ROQUEBRUNE-CAP-MARTIN | NEW HOUSE | 4 ROOMS



UNIQUE REAL ESTATE

FOR SALE FRANCE

ROQUEBRUNE-CAP-MARTIN | NEW HOUSE | 4 ROOMS | REF: VFS0822-19

In the residential area of Hameau de Roquebrune Cap Martin, beautiful new property in stone with a garden, swimming pool, and pool house.

The villa is composed of a living room, an equipped kitchen, three bedrooms, three bathrooms, terraces, balconies, and a garage.

Price: 3 900 000 €

Living area: 157 sqm

Terrace area: 28 sqm

Garden area: 890 sqm

Number of rooms: 4

Bedrooms: 3

Bathrooms: 4

Parkings: 3

Parkings: 1

**CONTACT:**

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





# ROQUEBRUNE CAP MARTIN | 6 ROOMS PENTHOUSE



UNIQUE REAL ESTATE

ROQUEBRUNE CAP MARTIN | PENTHOUSE | 6 ROOMS | REF: VF0920-86

Opportunity! Penthouse in a new residence, 10 minutes from Monaco, with stunning views of the Mediterranean Sea and Cap Martin. Swimming pool, gym, sauna, and private access to the Golfe Bleu beach. It has over 300 m2 of terraces and 290 m2 of living space.

The 6-room penthouse has a 115 m2 terrace around it and a 200 m2 roof terrace.

The roof terrace will be equipped with a jacuzzi and a summer kitchen. It has a large entrance hall, four bedrooms with en suite bathrooms, a living room, an open kitchen to the living and dining rooms, a laundry room, and a guest toilet. Each room opens onto the balcony, which provides excellent light with a southern exposure.

The penthouse has 3 private parking spaces on the building's roof as well as a private 3-car garage.

**CONTACT:**

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



Price: 6 900 000 €

Living area: 290 sqm

Terrace area: 300 sqm

Garden area: 890 sqm

Number of rooms: 6

Bedrooms: 4

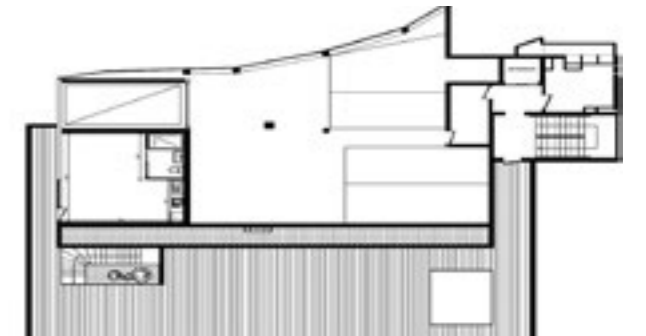
Parkings: 3

Box: 3

Cellar: 1



FOR SALE FRANCE





# BEUSOLEIL | VICTORIA PALACE | 3 ROOMS



BEUSOLEIL | VICTORIA PALACE | 3 ROOMS | REF: VFA1222-2

In a luxury residence to be delivered in 2021, a magnificent new three-room flat with a large terrace overlooking the Mediterranean and the Principality of Monaco.

You are only a few minutes away from the casino square of Monte Carlo and a few steps from the center and all services.

This flat is composed of an entrance hall, a large and bright living room with a fully equipped American kitchen, two beautiful bedrooms with storage space, and a bathroom with a separate toilet. The property is completed with a closed garage in the basement.

**CONTACT:**

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



Price: 850 000 €

Living area: 78 sqm

Terrace area: 10 sqm

Total area: 88 sqm

Number of rooms: 3

Bedrooms: 2

Box: 1

Condition: New

# ROQUEBRUNE-CAP-MARTIN VILLA | 5 ROOMS



ROQUEBRUNE-CAP-MARTIN | VILLA | 5 ROOMS | REF: VFS0822-25

Villa to modernize sold with renovation project with a swimming pool and summer kitchen and beautiful land of 1100 m2.

This property is composed of a large living room opening onto a terrace, an independent kitchen, five bedrooms, three bathrooms, and parking spaces.

**CONTACT:**

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



Price: 4 200 000 €

Living area: 332.10 sqm

Land area: 1 100 sqm

Bedrooms: 4

Parkings: 1

UNIQUE REAL ESTATE

FOR SALE FRANCE



# 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 LARVOTTO, VERY DIFFERENT LIFESTYLES AND ARCHITECTURE CAN BE OBSERVED THROUGHOUT THE CITY.

## THE CARRÉ D'OR AND MONTE-CARLO

are the most famous districts of the Principality of Monaco, where you can find several iconic places such as the Place du Casino, the famous Hotel de Paris, and the luxury shopping center "Le Metropole." The most sumptuous buildings of the principality, such as the Park Palace and the Mirabeau, are also located in these districts. 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, Chateau Perigord, and the brand-new Tour Odeon. It is also the most populous district in the principality. 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.

## LA CONDAMINE AND LE PORT

These two districts are very alive, with the pedestrian area of Rue Princesse Caroline and the quays at the port, which have 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, and Stars'N'Bars Monaco will offer you crazy nights during the big events in Monaco.

## LE LARVOTTO

is the district of the beaches and is located on 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'z. 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.

## 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, and some beautiful and luxurious buildings such as the Seaside Plaza, Terrasses du Port, and the Eden Star.

## JARDIN EXOTIQUE & MONEGHETTI

These districts overlook the Principality of Monaco, and the apartments there offer fantastic views 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 an exotic garden with plants coming from all around the world, as well as the prestigious hospital Princess Grace, which offers its high-quality medical services. Beautiful buildings such as Les Ligures, Patio Palace, and Harbour Light Palace are located in these districts and offer an amazing panoramic view of Monaco and the sea.



# YACHT CHARTER

Consider taking a yacht charter trip with your loved ones... Imagine waking up in a different location every morning; your yacht is anchored off a beautiful bay with spectacular views of the Mediterranean. You step out onto the terrace, where the only people you see are friends and family enjoying a delicious breakfast. While luxury hotels are exciting, charter yachts are simply outstanding in many ways. A yacht charter vacation offers the ultimate in luxury, flexibility, and service. For inspiration for your next Mediterranean yachting vacation, browse our luxury boat selection.

## Palmer & Johnson

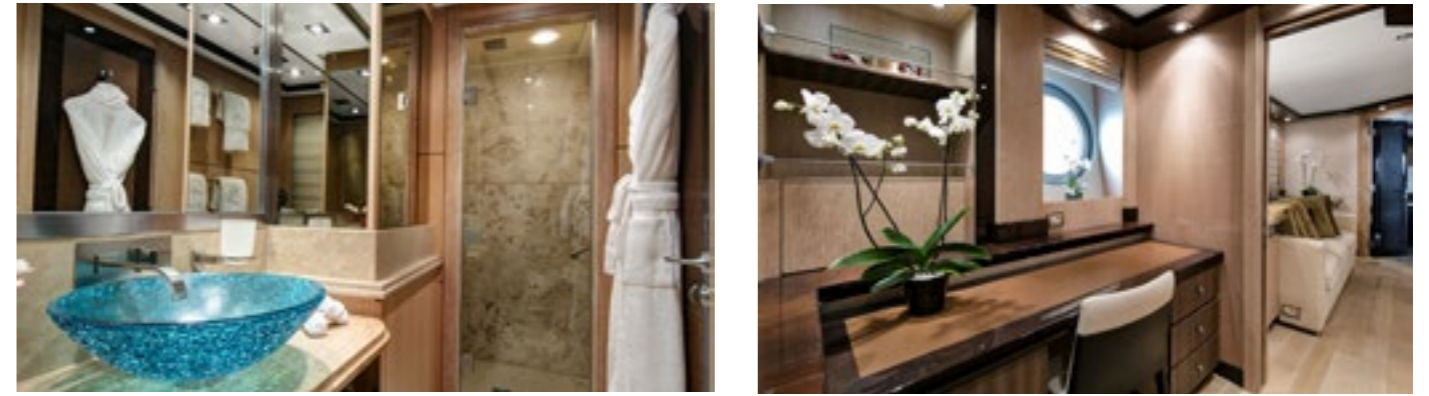
RENTAL PRICE PER WEEK:  
**160 000 €**

Type: Motor  
Length: 45 m.  
Guests: 10  
Cabins: 5  
Speeds: 20 Knots

**CONTACT:**

Phone: +377 97 97 33 97  
martina@mpmonaco.com

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# YACHT CHARTER

## Baglietto 154

RENTAL PRICE PER WEEK:  
**On request**

Type: Motor  
Length: 47.6 m.  
Guests: 12  
Cabins: 6  
Year: 2017

CONTACT:  
Phone: +377 97 97 33 97  
martina@mpmonaco.com



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LUXURY VACATION HOME EXPERIENCE



MONACO PROPERTIES

SEASONAL RENTAL

LUXURY VILLAS & VACATION RENTALS

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



MONACO PROPERTIES  
MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

Only in a vacation home can you have those private dinner conversations with loved ones that go long into the night, or more space for special moments that bring you closer together.

*Short term rental is great way how to feel during your holidays like a home.*

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



# PROPERTY MANAGEMENT AND PROPERTY RENTAL SERVICE IN MONACO & FRENCH RIVIERA



## 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.

Phone: +377 97 97 33 97  
14, boulevard d'Italie 98000 Monaco  
Email: [info@mpmonaco.com](mailto:info@mpmonaco.com)  
Website: [www.monacoproperties.mc](http://www.monacoproperties.mc)







UNIQUE REAL ESTATE

## 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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SEASONAL RENTAL

Product type: Villa rental  
 Living area: 1250 m<sup>2</sup>  
 Total area : 2000 m<sup>2</sup>  
 Terrace area: 700 m<sup>2</sup>  
 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







UNIQUE REAL ESTATE

SEASONAL RENTAL

## 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.

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.

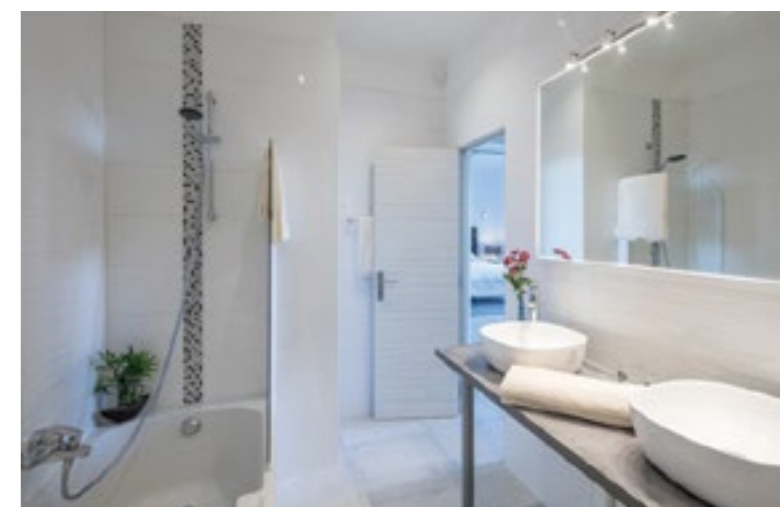
The capacity can be increased to 18/20 people with an extension in the immediate vicinity of the property while being able to keep an independent side.

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



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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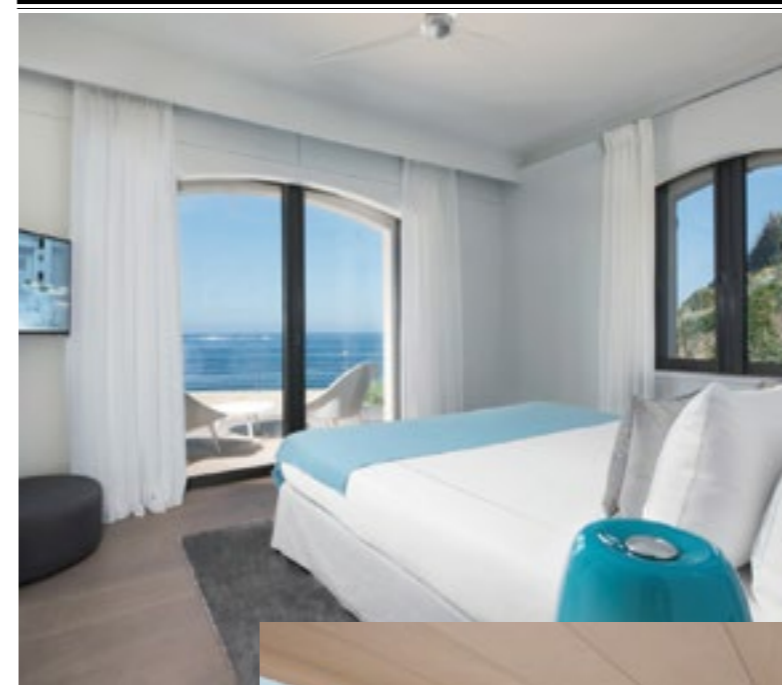
UNIQUE REAL ESTATE

# 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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SEASONAL RENTAL

## 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



UNIQUE REAL ESTATE

*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 m <sup>2</sup>	City: Saint-Tropez
Total area: 5 400 m <sup>2</sup>	Country: France
Garden area: 4 700 m <sup>2</sup>	Ref.: LS0520-2



SHORT TERM RENTAL

## 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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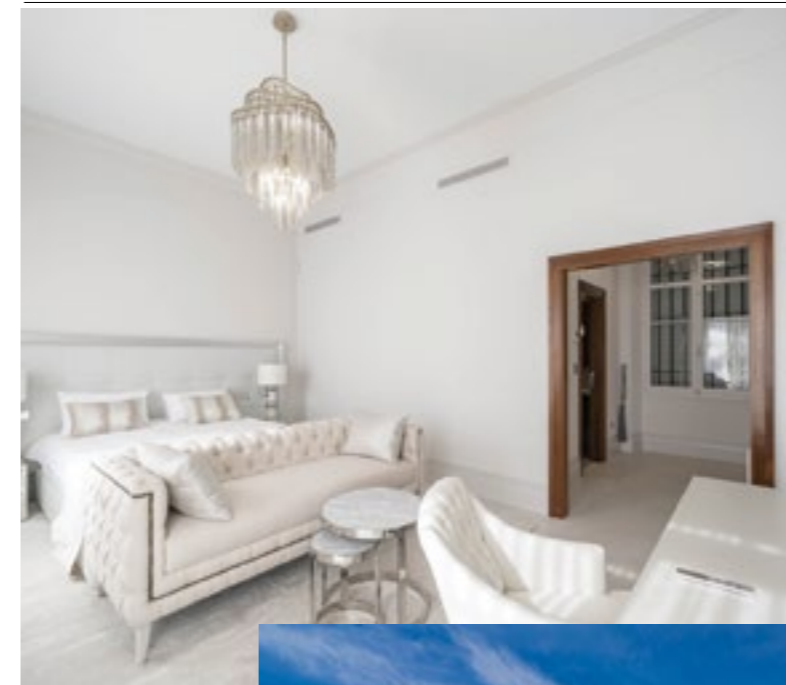
UNIQUE REAL ESTATE

## 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.



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.*



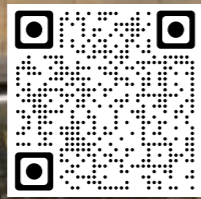
SEASONAL RENTAL

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