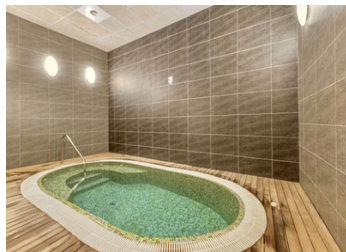
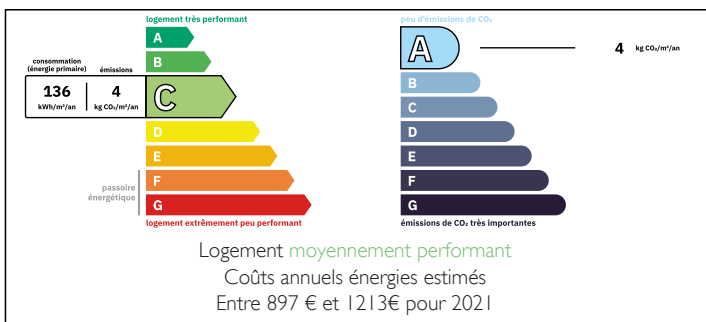


## Luxury Seafront Penthouse in Menton Garavan



## ENERGY - DPE



## INFORMATION

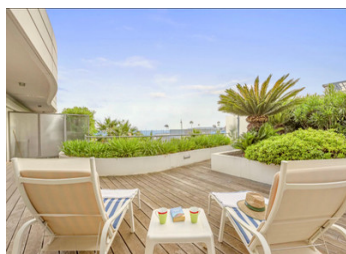
Town:	Menton
Department:	Alpes-Maritimes
Bed:	2
Bath:	1
Floor:	77.7 m2
Outside Space:	125 m2

## IN BRIEF

Set in a prestigious seafront residence built in 2010, with caretaker, swimming pool, jacuzzi, sauna, and gym, this exceptional 2-bedroom penthouse combines elegance, comfort, and a prime location in Menton's sought-after Garavan district.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The apartment features a spectacular 72 m<sup>2</sup> south-west facing terrace and an exquisite 41 m<sup>2</sup> garden, perfect for outdoor living and entertaining, plus an 11 m<sup>2</sup> loggia with stunning sea views. Inside, you'll find a spacious living room, a fully equipped separate kitchen, two bedrooms with fitted wardrobes, a bathroom with window, and a guest WC.

Additional highlights include air conditioning, double glazing, electric shutters, a cellar, and a large double parking space in the underground garage. From the terrace, enjoy breathtaking panoramic views of the marina, Old Town, the Basilica of St. Michel, and the Mediterranean.

Monthly service charges: €587

Annual property tax: €2,833

This is a rare opportunity to acquire a luxurious penthouse in a privileged seaside setting.

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Co-owned building of 84 units

Provisional annual charges: 7044€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2833 EUR**

**Taxe habitation: EUR**

## NOTES