

CAROLINE OLDS

MONACO REAL ESTATE

MARETERRA | PORTIER COVE MONACO



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Mareterra, formerly known as Portier Cove Monaco, is a new waterfront eco-district in Monaco. This transformational land reclamation project will be a natural extension of the principality, offering discerning investors a collection of elegant apartments, townhouses, penthouses, and a limited number of exquisite villas.

This pioneering development will be complimented by retail offerings and green recreational spaces, in addition to a marina. Mareterra has been developed in collaboration with designers, engineers, architects, and ecologists to set a new benchmark in luxury living in Monaco.

RESIDENTIAL LIVING

Mareterra's residential spaces include Le Renzo, Les Jardins d'Eau, Les Villas, and Les Townhouses, which collectively include 110 apartments and 10 villas, of which six are located directly on the waterfront.

Le Renzo offers a collection of apartments and penthouses, elegantly designed to maximise living space. The Le Renzo apartments will be light and airy, many boasting Mediterranean sea views. Le Renzo is located on the westernmost edge of the district, rising above **Mareterra's** port and retail plaza.

Les Jardins d'Eau at **Mareterra** boasts voluminous proportions and spacious balconies, inviting residents to make the most of outdoor living. The residents of these Portier Cove Monaco apartments and penthouses will also benefit from a curated selection of amenities, including swimming pools, a fitness centre, wine cellars, hair salons, and massage rooms.

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The palatial Les Villas at **Mareterra** are the natural heirs to Monaco's traditional belle époque villas. They are voluminous and unique, boasting a striking design and a superb mix of indoor and outdoor living space, offering unlimited luxury with only a limited number being built.

Les Townhouses seep into their lush green surroundings. Each townhouse at Mareterra boasts a generous footprint and a novel interior patio that offers the perfect space for reflection.

GREEN RECREATIONAL SPACES

At the heart of Mareterra are green open spaces designed to enable residents to reconnect with nature. These tranquil spaces will feature lush native foliage, including mature trees, flowering plants, and shrubs, offering not only a place to enjoy a relaxing moment of respite from busy day-to-day lives, but also to enjoy shade from the Mediterranean sun.

Additionally, these beautifully landscaped areas will also encourage wildlife to flourish, including specially installed insect hives and birds nests, helping the eco-development to be at one with nature.

Portier Cove Monaco will be predominantly pedestrianised, offering a safe and healthy space for residents to explore. **Mareterra's** elegantly curved coastline includes a pedestrianised promenade, connecting **Portier Cove Monaco** to the Grimaldi Forum, and from here on to Larvotto beach with its family-friendly amenities.

ECO-FRIENDLY

The concept of sustainability is at the heart of **Mareterra**, Monaco's first eco-district. To align with Prince Albert II's aim of ensuring the principality is carbon neutral by 2050, **Portier Cove, Monaco** boasts the latest green technology. This includes solar panels that will cover 4,500 square metres, a rainwater recovery system, which will ensure 50% of rainwater is re-used, as well as thermal pumps. Around 80% of cooling and heating will be supplied by renewable energy. This eco-development will also encourage the use of sustainable vehicles, offering 200 dedicated electric charging stations and 600-metres of cycle paths. Finally, Mareterra includes four parking spaces for the principality's earth-friendly MOBEE car club.



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SUSTAINABLE BUILD

In addition to Mareterra's eco-friendly credentials is a sustainable building process, ensuring the surrounding landscape is protected. Strict protocols are in place to preserve marine flora and fauna that surrounds the development and to minimise the impact of construction on the environment. For example, marine biologists have created artificial reefs to accommodate rare species that may be impacted by the build. This includes protecting around 510 metres squared of Posidonia Oceanica, a protected species of seagrass.

AWARD-WINNING ARCHITECTS

Mareterra has been painstakingly designed and developed by a group of visionaries, including award-winning architects, engineers, designers and ecologists. The two award-winning architectural firms; Valode & Pistre Architects and the Renzo Piano Building Workshop are central to the design of **Portier Cove, Monaco**. Valode & Pistre Architects was founded in 1980 and is one of France's most highly regarded architectural practices. Its founders, Denis Valode and Jean Pistre, are passionate about creating environments that embrace human elements with the natural world.

The Renzo Piano Building Workshop is a global architectural practice, recognised the world over for its work. The practice was established by the Italian, Renzo Piano, one of the world's most preeminent architects, known for his open and contemporary designs. This is reflected on the **Mareterra**.

VIBRANT MARINA

The marina is designed as a focal point of **Mareterra**, echoing the importance of ports in the principality. It will accommodate around 15 berths, and its design will ensure it is a hive of activity, surrounded by shops and restaurants. The marina will offer the ideal destination to gather with friends and family and enjoy a leisurely day shopping and dining.

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DELIVERY

Mareterra Portier Cove Monaco is under construction, with the \$2.4 billion project scheduled for completion in 2025

MARETERRA KEY FACTS AND FIGURES

- 110 apartments
- 10 villas
- 800 trees planted, covering some 27,000 square metres.
- 600-metres of cycle paths
- 21,000 metres-squared of pedestrianised areas
- 50% of rainwater will be re-used
- 4,500 metres squared of solar panels
- 200 electric charging stations

