

Exceptional Waterfront Villa on the Presqu'île du Larvotto

Rental Monaco

300 000 € / month
(Service charges included)

This magnificent villa offers approximately 680 sqm of luxurious living space in one of Monaco's most exclusive locations – the Presqu'île du Larvotto. With breathtaking panoramic sea views and direct access to the sea, the property combines elegance, privacy, and convenience, just minutes from the beach.

Type	Rental	Living area	680 sqm
Product type	Villa	Bedrooms	4
Number of rooms	8	Bathrooms	4
Building	Les Villas du Sporting	Parkings	+5
District	Larvotto	Cellars	1
Floor	Villa	Condition	Luxurious services
View	Sea	Exposure	West
Release date	1st September 2025		

Property Layout & Features

Ground Floor

- Impressive **entrance hall** leading to a vast **double-height living room**
- Elegant **dining room** and **office**
- **2 spacious bedrooms** with en-suite bathrooms and walk-in wardrobes
- All rooms open onto the **private heated swimming pool** and expansive terrace
- Fully **equipped kitchen**
- Multipurpose room – ideal for use as a **gym**
- **Guest toilets**

First Floor

- **2 additional bedrooms** with en-suite bathrooms, dressing rooms, and private terraces

Lower Level (-1)

- Spectacular **140 sqm multipurpose room** (ideal for a **cinema room**), with unique views into the swimming pool

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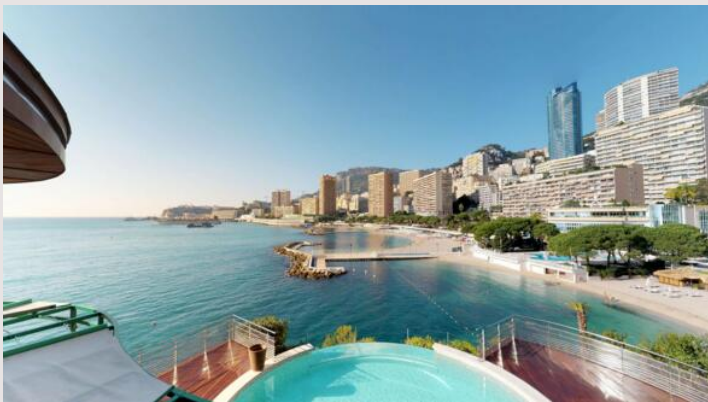
- **Storage room**
- **Fully equipped laundry room** (washing machine & dryer)
- **Staff office** with shower and toilet

Additional Highlights

- **Private indoor lift** serving all floors
- **Private garage** for up to **6 vehicles**
- Access to the **Monte-Carlo Bay Hotel & Resort** facilities:
 - **4 nominative memberships** to the swimming pools and fitness center
- **24/7 concierge service**
- **Annual rent increase** indexed to the **BT01**, with a minimum **5% increase per year**

Terms

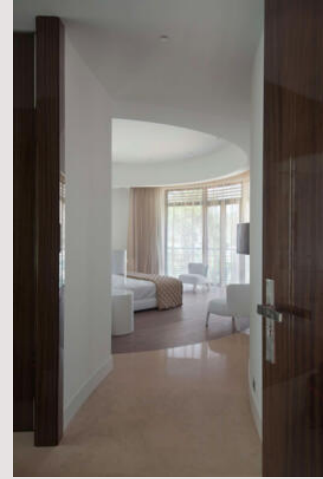
- **Monthly Rent:** €300,000 (inclusive of electricity, water, air conditioning, pool & garden maintenance)
- **Unfurnished rental**, with the option to include current furnishings



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