



MONACO PROPERTIES

MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

LA ROUSSE 6 ROOM PENTHOUSE

OUTSTANDINGLY DESIGNED
APARTMENT

INTRODUCTION TO MONACO RESIDENCY

THE REAL ESTATE MARKET OF
MONACO

RELOCATE TO
MONACO

LIVING IN MONTE-CARLO

PROPERTIES ON THE FRENCH RIVIERA

ISSUE 03 | SPRING 2022

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MONACO PROPERTIES
MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

OUR SERVICES:

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

STUDIOS
APARTMENTS
VILLAS
LOFTS
PENTHOUSES
LAND
BUSINESS ASSET
LEASEHOLD
FREEHOLD
OFFICES
COMMERCIAL PROPERTIES
SEASONAL RENTALS

PROFESSIONAL AND RELIABLE

Monaco,
a dynamic real estate market

Our Agency, 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, for inquiries,
you may call +377 97 97 33 97 or
email info@mpmonaco.com



**OFFICE**

14, boulevard d'Italie 98000 Monaco

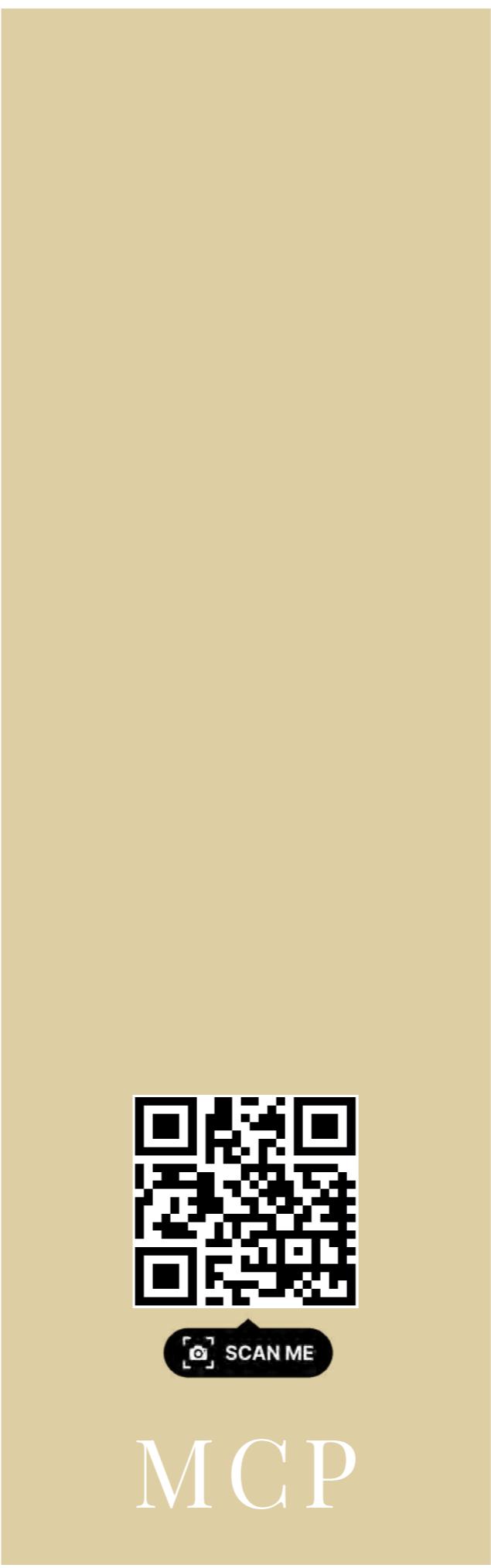
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Editorial design created by Martina Borbelyova for MONACO PROPERTIES.

**CONTENT**

- **ABOUT US** 6 - 9
- **BUYING AN APARTMENT IN MONACO** 10 - 11
- **NEWS FROM THE REAL ESTATE MARKET OF MONACO** 12 - 15
- **PROPERTIES IN MONACO** 20
- **THE DISTRICTS OF MONACO** 42 - 43
- **INTRODUCTION TO MONACO RESIDENCY** 44 - 51
- **NEW LARVOTTO BEACH** 70 - 73
- **PLACE DU CASINO** 74 - 75
- **PROPERTIES ON THE FRENCH RIVIERA** 78 - 85
- **YACHT CHARTER** 86 - 91
- **SEASONAL RENTAL** 92 - 107

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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BUYING AN APARTMENT IN MONACO

Buying an apartment is and will always be a significant step in the life of a private individual. It is essential to seek advice from a real estate professional in order to avoid pitfalls and be completely satisfied with your purchase.

The real estate market of Monaco is very attractive and the apartment price can make one's head spin. It is therefore recommended to seek the assistance of a real estate agency to get the right support. At MONACO PROPERTIES we will be honored to assist you through the process of purchasing a property in Monaco. Our team of experts will be able to provide you with an important overview of the market and explain to you in all transparency the many specificities of this exceptional market.

STEPS TO ACQUIRE AN APARTMENT

For a valid offer, the investor will have to secure the offer with a cheque or bank transfer, representing 10% of the total offer to the chosen notary. The notary will draft a sale agreement with the technical information and conditions given by our real estate agency. Once all conditions are fulfilled, the notary will proceed to the signature of the deed of sale. The signature will take place at the notary's office with the Seller, the Buyer, and a representative of our real estate agency.

EXPENSES OF BUYING AN APARTMENT IN MONACO

There are different fees that investors have to be aware of when buying an apartment in Monaco. The notary and agency fees. Depending on the status of the buyer and the property type, different fees will apply.

BUYING AN APARTMENT UNDER A SPECIAL MONEGASQUE LAW

There are numerous apartments submitted to special laws in Monaco. Those laws regulate the renting price and type of tenants. Anyone can buy those apartments but it is important to know those renting conditions before acquiring a flat under a special law.

Our dedicated team at MONACO PROPERTIES can answer all your questions regarding the process of buying an apartment in Monaco.

Do not hesitate to contact us, we will do our utmost to provide with all kind of support you need.



BUILDING LEGACY TOGETHER

E³ = ENTREPRENEURIAL MINDSET + EXPERTISE + EMPATHY

 BANQUE
HAVILLAND
MONACO

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.

BANKING SERVICES INVESTMENT SERVICES INSTITUTIONAL SERVICES

LUXEMBOURG LONDON MONACO LIECHTENSTEIN DUBAI GENEVA ZURICH

NEWS FROM THE REAL ESTATE MARKET OF MONACO

90 apartments delivered in 2021

Over the decade, 557 new flats have been delivered, including 90 in 2021

The number of sales increases.

The average price per square meter has increased in 2021 by 9% and now exceeds €50,000, representing an increase of nearly 75% in 10 years.

When compared to 2020, the number of real estate deals increased by 5.5% in 2021.

Monaco, a dynamic and attractive city, is constantly reinventing itself to offer its residents unique and harmonious living spaces.

With 90 new apartments in 4 new residences, 2021 was an exceptional year in terms of new apartment deliveries, the highest since 2015 with the delivery of the Odeon Tower.

90 APARTMENTS DELIVERED IN 2021:

Mona Résidence	62
Villa Palazzino	25
Villa Parana	2
Villa Esméralda	1



SQUARE METER PRICE EXCEEDS 50,000€ FOR THE FIRST TIME



- After a slight fall in 2020 (-1.1%), the price per square meter shows a clear increase in 2021 and exceeds the symbolic €50,000 mark for the first time, approaching €52,000. It is up by almost 75% in 10 years.
- Between 2020 and 2021, the price per square meter increases by 9.0%. With the exception of four-room apartments, the price per square meter has increased for all types of flats.
- Only properties with less than three rooms remain below the €50,000 per m² mark, while those with five or more rooms have passed the €60,000 mark, with an increase of 21.7% compared to 2020.

EVOLUTION OF PRICES PER SQUARE METER IN MONACO BY TYPE OF APARTMENT

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Trend 2020/2021
Studio	29,742	27,073	32,128	34,534	37,494	38,325	41,811	43,022	41,682	44,567	6.9%
2 rooms	29,297	28,744	30,915	34,107	36,349	40,180	43,872	42,972	45,534	47,409	4.1%
3 rooms	25,145	28,984	34,976	34,894	40,456	44,782	49,035	48,041	47,874	51,959	8.5%
4 rooms	31,540	33,373	39,288	39,336	44,755	38,229	43,390	50,512	50,775	50,635	-0.3%
5+ rooms	33,040	41,085	43,051	38,932	48,478	41,670	56,850	49,133	49,733	60,546	21.7%
Average	29,791	31,750	37,179	36,001	41,401	41,335	48,799	48,151	47,619	51,912	9.0%

Unit: euro

Sources: Department of Tax Services, Monaco Statistics

REDUCED SUPPLY OF LARGE APARTMENTS PUSHES PRICES UP

It is particularly in the category of very large apartments (5 rooms and more) that the increase in prices and number of transactions have been the strongest. The principality's firm policy on obtaining a residence card encourages wealthy people to live in Monaco with their families, which mechanically leads to an increase in the price per square meter of large apartments, where demand largely exceeds supply.

EVOLUTION OF THE CUMULATIVE AMOUNT AND NUMBER OF REAL ESTATE TRANSACTIONS

- The number of real estate transactions increased to 440 transactions in 2021 against 411 transactions in 2020
- One out of two sales worth more than €6.5M
- A majority of flats were between €5 and €10 million; almost one in two properties were sold for a price between €5 and €10 million in 2021



Unit: billion and number of flats
Sources: Department of Tax Services, Monaco Statistics

NUMBER OF REAL ESTATE TRANSACTIONS STILL BELOW ITS HISTORICAL RECORD

While the average property price in Monaco has reached a new historical high, the number of real estate transactions is still 25% below its historical record at 440 property transactions in 2021 compared to 566 property transactions in 2014. The inverse evolution of these two indicators can be explained by the fact that, on the one hand, property owners seeing prices increase year after year prefer to wait rather than sell in order to continue to benefit from the increase in prices. On the other hand, by the fact that the increase in prices reduces the pool of investors who can afford to buy a property in Monaco

Smaller apartments are easier to buy and sell

Small apartments (Studio and 2 rooms) accounted for 58% of real estate transactions in 2021. It is in fact this segment of the real estate market that offers the greatest liquidity to investors on both the supply and demand sides.

NUMBER OF EXISTING PROPERTY TRANSACTIONS PER YEAR

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Evolution 2020/2021
Studio	73	105	142	138	122	121	99	105	112	114	1,8%
2 pièces	103	126	159	163	163	107	127	122	119	129	8,4%
3 pièces	78	97	139	126	130	100	135	97	82	87	6,1%
4 pièces	52	45	58	36	63	37	41	51	51	46	-9,8%
5 pièces et +	34	26	45	36	33	27	43	39	24	34	41,7%
Villa	5	5	12	10	9	14	6	15	7	7	0,0%
Total	345	404	555	509	520	406	451	429	395	417	5,6%

Sources : Direction des Services Fiscaux, IMSEE

A MIXED OUTLOOK FOR 2022

If 2021 was an excellent year for real estate prices around the world and in Monaco, 2022 promises to be particularly contrasted. On the one hand, the conflict in Ukraine and the sanctions on Russian oligarchs could cause the French Riviera and Monaco to lose their Russian clientele, who are particularly fond of premium real estate. On the other hand, the meteoric rise in inflation, notably due to the increase in the price of raw materials, will force central banks to significantly raise their key interest rates and stop the massive purchase of financial assets.

Under these circumstances, a stagflation scenario (Economic slowdown in the context of high inflation) for the European economy seems to be increasingly likely. Rising interest rates coupled with a sharp decline in the financial markets should restrict the capacity of many buyers in the medium term. As shown in the chart below comparing the evolution of the global house price index (in red) with the evolution of short-term interest rates (in blue), the corrections in global house prices were preceded in 2008 and 2019 by periods of raising short term interest rates to fight inflation.

SHORT-TERM INTEREST RATES COMPARED TO CHANGES IN THE WORLD REAL ESTATE PRICE INDEX

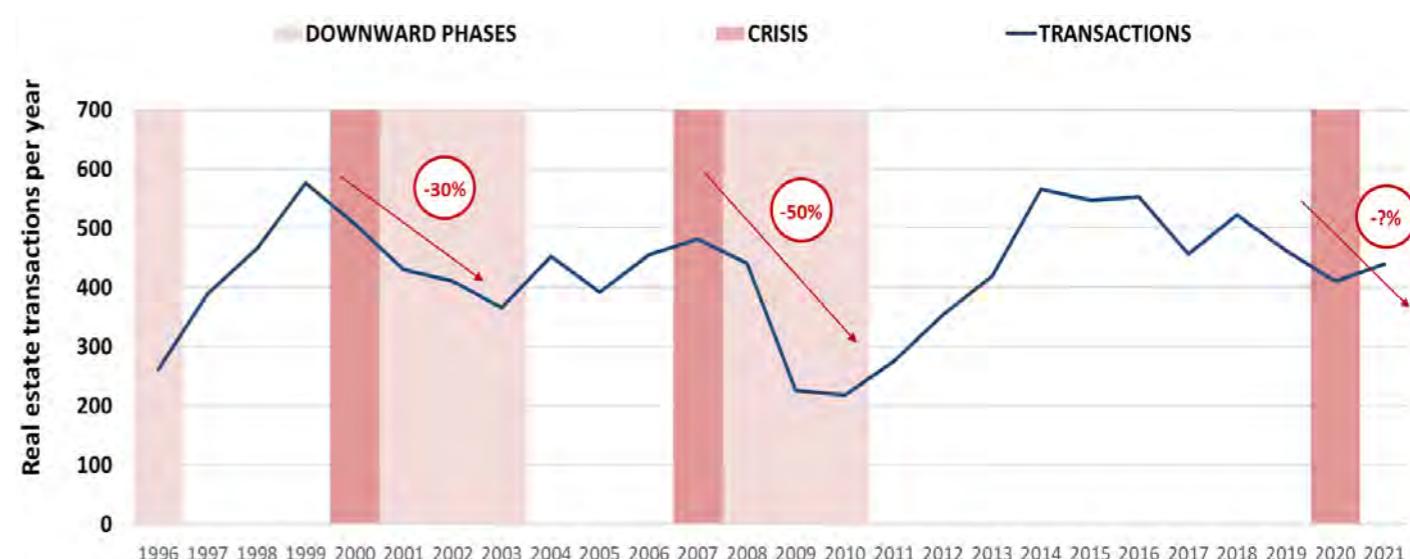


While these exogenous factors should have a negative impact on the real estate market of Monaco, we expect the market to be supported by the arrival of new buyers from countries located on the immediate borders of Ukraine and Russia. Monaco is indeed a safe haven in times of crisis and the interest of wealthy people currently domiciled in Eastern European countries to come and settle in Monaco has been demonstrated by the Russo-Ukrainian conflict. We thus expect this new clientele to partially compensate for the likely diminution of the Russian clientele.

Furthermore, as observed during all previous crises in Monaco, drops in prices per square meter have always been limited thanks to the refusal of many sellers to lower their prices. Sellers in Monaco tend to be resilient and prefer to wait rather than sell at a lower price. This effect was observed during the economic crisis of 2000 and 2008 during which limited drops in price per square meter were observed while the number of real estate transactions decreased significantly, up to -50% from 2008 to 2009.

In this context, we advise our clients to secure the financing of their properties if they are sellers so as not to find themselves short of cash in the event of a prolonged crisis, and our buyer clients to be ready to seize any opportunities that may arise.

Evolution of the number of real estate transactions in Monaco since 1996





CLUB DES RÉSIDENTS
ÉTRANGERS DE MONACO

CLUB DES RESIDENTS ETRANGERS DE MONACO A PLACE TO BELONG

You live in Monaco and you 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.

CREM - Club des Résidents Etrangers 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.



Founded by Louisette 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.

CREM's 200m² Clubhouse composed of 2 saloons and a bar, is available to all Members and is intended to be a place of exchange as well as a friendly and professional meeting place. CREM aims to be a home of international conviviality, counting to date 46 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 partnerships all around the Principality.



UNIQUE REAL ESTATE

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 to 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.



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.

CONTACT:

info@crem.mc
+377 97 98 01 77
1, Avenue Princess Grace
98000 Monaco

Open Monday to Friday
from 9 AM to 9 PM



PROPERTIES IN MONACO

UNIQUE REAL ESTATE

THE EXPERIENCE OF EXCELLENCE



MONTE-CARLO | LE RICHMOND

4 ROOM RENOVATED FLAT



MONTE CARLO | VILLA RICHMOND | REF: VM0620-06

Villa Richmond - A beautiful 4-room flat for mixed-use (home or office) in a privileged location in the Carré d'Or, a few steps from the Casino Gardens. It offers a lovely sea view in a bright and quiet atmosphere. This flat has been luxuriously renovated by a renowned architect and designed with quality materials.

Parking space in addition: 280,000 €.

CONTACT:

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



Price: on request

Living area: 110 sqm

Terrace area: 9 sqm

Total area: 119 sqm

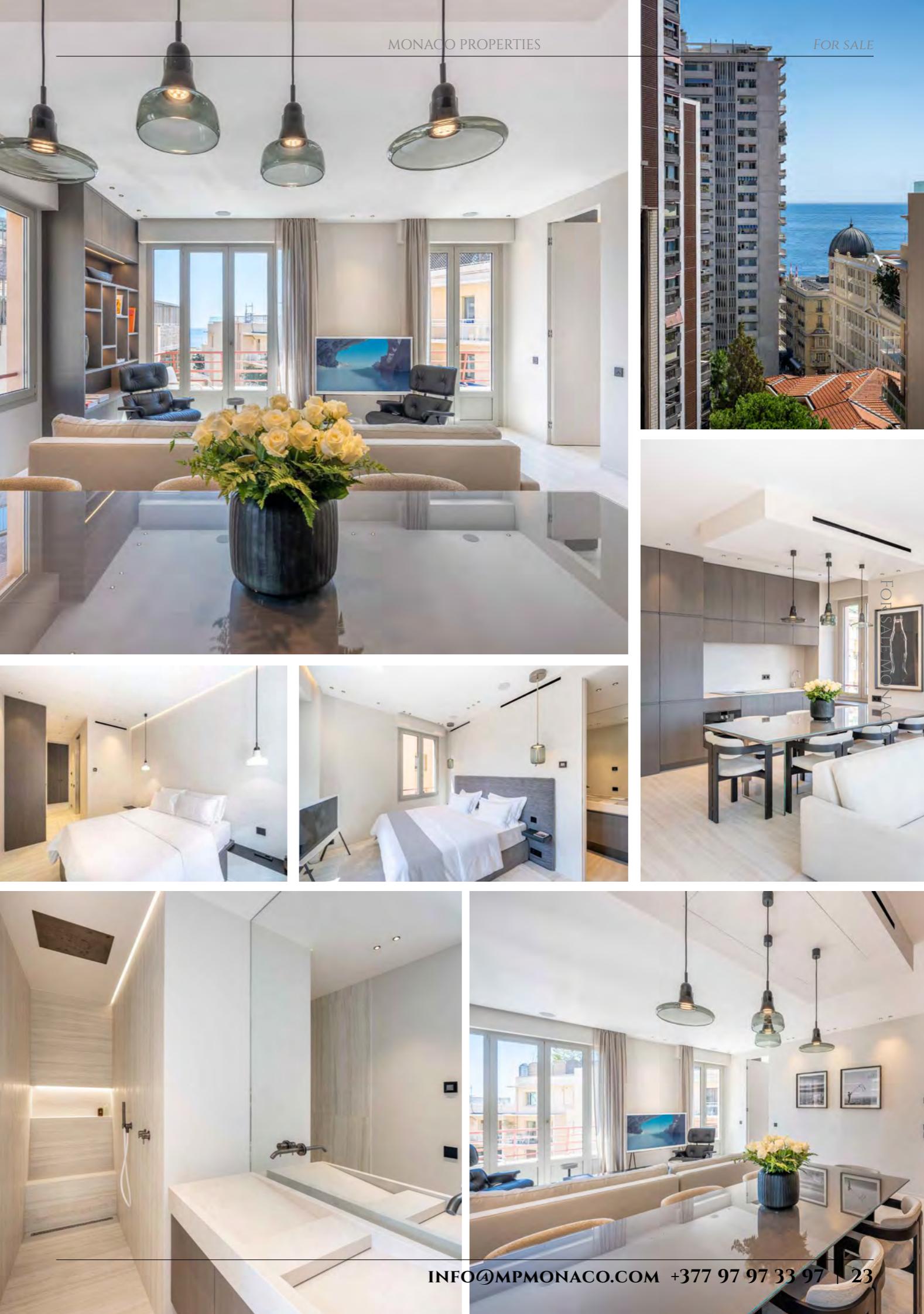
Number of rooms: 4

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Mixed use: Yes





CARRE D'OR | PARK PALACE

2 ROOM FLAT

CARRE D'OR | PARK PALACE | 2 ROOMS | REF: VM0619-6

Park Palace - Located in the heart of the elegant and exclusive Carré d'Or, in one of the most prestigious residential buildings. This luxuriously furnished apartment consists of an entrance hall, a bedroom, a fully equipped kitchen, a living room, and a bathroom.

24/7 concierge service, indoor pool, sauna, and fitness room.

Price: 3 200 000 €

Total area: 57 sqm

CONTACT:

Living area: 53 sqm

Number of rooms: 2

Phone: +377 97 97 33 97

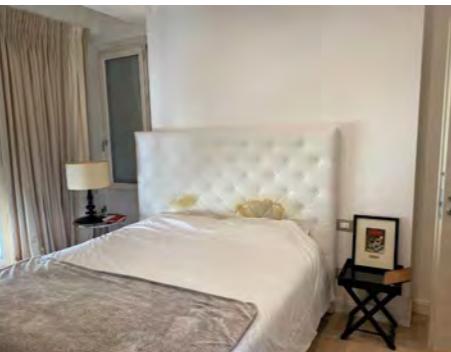
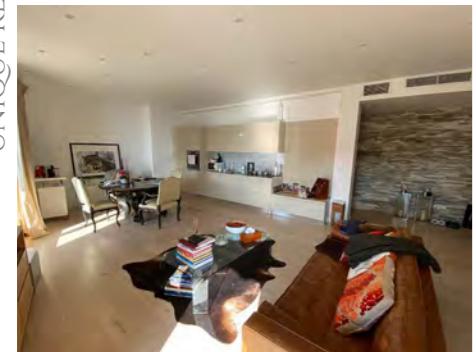
Terrace area: 4 sqm

Parkings: 1

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



LAROUSE | AZUR EDEN PENTHOUSE



LAROUSE | AZUR EDEN| PENTHOUSE | REF: VMo4-77

Azur Eden - Luxury renovated penthouse with a rooftop terrace, south facing, in a bourgeois style residence with concierge service. The penthouse is composed of an entrance hall, a large living room with an open kitchen, a master bedroom en-suite, and a bedroom with a bathroom. The stairs are leading to a spacious roof terrace with a fabulous view over the city of Monaco and the sea. It is possible to purchase a parking lot nearby.

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Price: 7 700 000 €

Living area: 100 sqm

Terrace area: 110 sqm

Total area: 210 sqm

Number of rooms: 4

Bedrooms: 2

Floor: Penthouse/Roof

Celars: 1

CARRE D'OR | PRINCE DE GALLES | 5 ROOM PENTHOUSE



CARRE D'OR | PRINCE DE GALLES | 5 ROOMS | REF: VM1021-01

Prince de Galles - In a prestigious residence located in the heart of the carré d'Or and close to the Place du Casino de Monaco, the Metropole, and all amenities, a magnificent spacious penthouse offering a sea view and located in a quiet area.

The flat is composed as follows:

Entrance hall, living room, dining room, separate kitchen, loggias master bedroom with dressing room and bathroom, two bedrooms, 2 parking spaces, 1 cellar.

CONTACT:

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



Price: on request

Living area: 222 sqm

Terrace area: 49 sqm

Total area: 614 sqm

Garden area: 343 sqm

Number of rooms: 5

Bedrooms: 3

Parkings: 2

Celars: 1

PORT | PALAIS HERACLES | STUNNING 3 ROOM FLAT



PORT | PALAIS HERACLES | 3 ROOMS | REF: VM1121-22

Palais Heracles - In a modern building with concierge service, a magnificent flat with a spectacular view of the port of Monaco and the Grand Prix circuit located near all amenities. The flat has been luxuriously renovated with high-quality materials.

The flat is composed as follows: Entrance Hall, Double living room with open plan kitchen, large terrace with 180° view of the port of Monaco, guest toilet, master bedroom with ensuite bathroom and dressing room, bedroom with bathroom.

Possibility to rent a parking for 350€ per month near the residence

CONTACT:

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14, boulevard d'Italie 98000 Monaco



Price: on request

Living area: 105 sqm

Terrace area: 10 sqm

Total area: 115 sqm

Number of rooms: 3

Bedrooms: 2

Condition: Luxurious

Building: Palais Heracles

District: Port





MONTE-CARLO[®] SELF STORAGE

Monte-Carlo Self Storage:
an unprecedented storage solution
in the heart of the Principality

For the first time in Monaco Monte Carlo, Self Storage offers a storage solution for both individuals and professionals. This unique self-storage warehouse should meet all the needs of Monegasques and residents while they are moving, during renovation work, and during the time of long stays abroad.

Monte-Carlo Self Storage is also the ideal solution to solve all problems related to storing archives, files, storage management, professional equipment, and stocks of merchandise... Located at the exit of the Albert II tunnel, boulevard Charles II, at the heart of the Principality, Monte-Carlo Self Storage has more than 1000 m² divided into different sized boxes that are accessible 24/24 and 7/7.

The space has been designed to ensure optimum security of the goods that are stored there; the site can only be accessed with a personalized badge. A video surveillance system connected to an alarm has been installed, as well



as a particularly sophisticated fire protection system. The warehouse customers have the only key to their storage box making it totally private.

In order to adapt to the real needs of the international clientele of the Principality, Monte-Carlo Self Storage has chosen to offer leasing contracts with maximum flexibility that can be spread over a month or several years without obligation, and that can be terminated at any moment at no additional cost. Customers also have the benefit of ancillary services offered by the warehouse, ranging from packaging to handling, and there are also shuttle services available on request. Thanks to Monte-Carlo Self Storage, it is possible to leave goods in the Principality without the need to resort to a solution elsewhere.

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



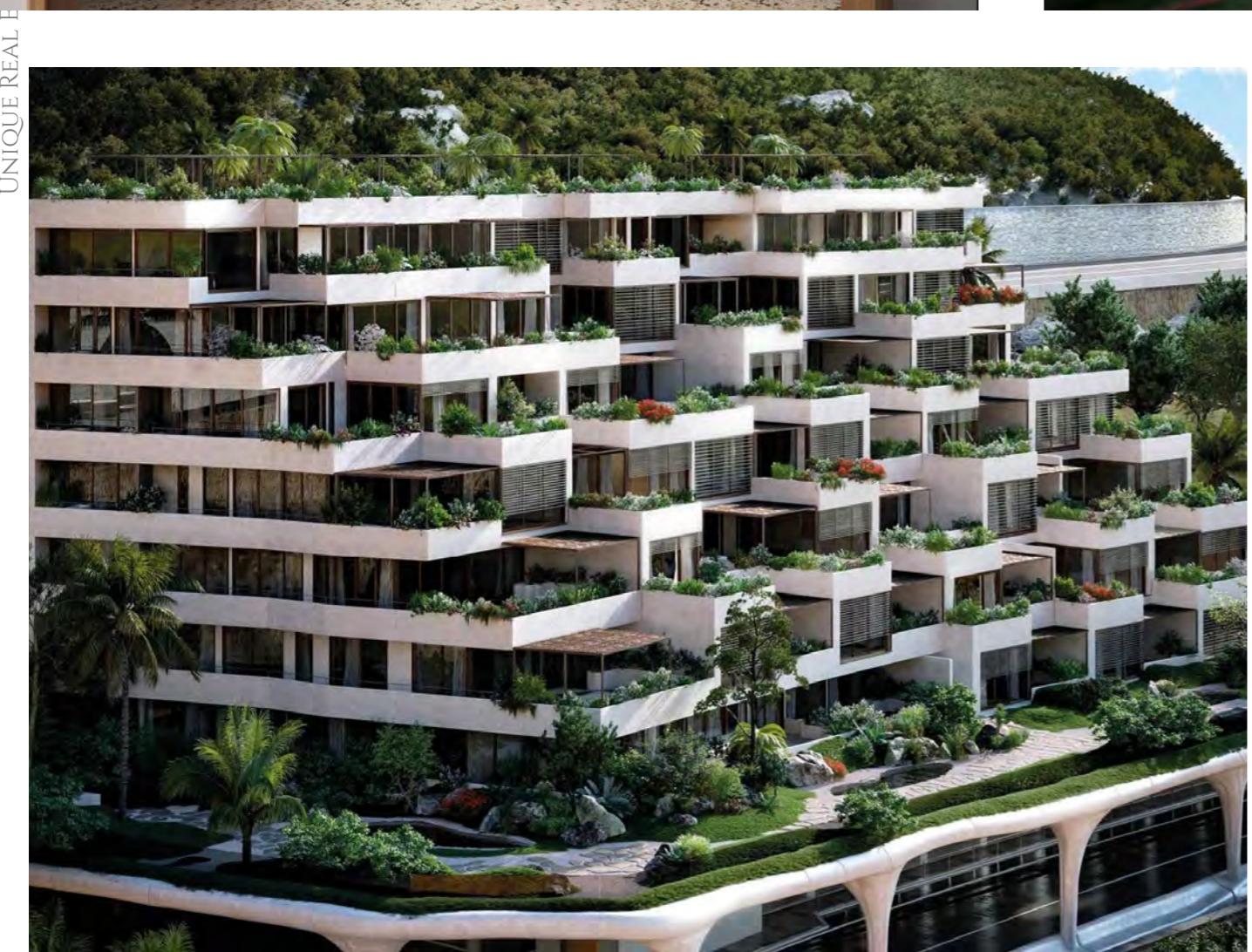
Monte-Carlo Self Storage, offre, pour la première fois à Monaco, une solution de stockage, destinée aussi bien aux particuliers qu'aux professionnels. Cet entrepôt de Self-Stockage unique en son genre devrait satisfaire tous les besoins des monégasques et des résidents lors de déménagements, durant des 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 optimumale 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

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administration@mess.mc





JARDIN EXOTIQUE PLEIN SUD | 3 ROOM FLAT

Reference: VM0920-94

Plein Sud - Spacious apartment luxuriously furnished in a residence under construction located on the heights of Monaco. The apartment offers a magnificent panoramic view of the sea and Monaco. The delivery is planned for 2022. It is composed as follows: Living room/dining room, kitchen, two bedrooms with dressing room and bathroom, cellar, two parking lots

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About L'Exotique

L'Exotique is an oasis, the ideal place for indulging in pleasant moments of relaxation gently caressed by the wind and warmed by the sun's rays. A natural, open-air extension of the living area, the terraces, in different shapes and sizes, create an evocative architectural weave of sloping and sleek volumes.

Price: 10 900 000 €

Living area: 176 sqm

Terrace area: 34 sqm

Total area: 210 sqm

Number of rooms: 3

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Celars: 2



L'Exotique Duplex Penthouse

In a luxurious residence under construction (delivery planned for 2022) a magnificent and large duplex is composed as follows: A large entrance hall, a guest toilet, a large kitchen, a large living/dining room, four bedrooms with bathroom and dressing rooms, roof terrace with private swimming pool and outdoor living room, 3 parking spaces and 1 cellar are sold with the flat.

L'Exotique is an oasis, the ideal place for indulging in pleasant moments of relaxation gently caressed by the wind and warmed by the sun's rays. A natural, open-air extension of the living area, the terraces, in different shapes and sizes, create an evocative architectural weave of sloping and sleek volumes.

Price: on request

Total area: 694 sqm

CONTACT:

Living area: 268 sqm

Number of rooms: 6

Phone: +377 97 97 33 97

Terrace area: 426 sqm

Parkings: 3, Cellar: 1

info@mpmonaco.com
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PARC SAINT ROMAN | 3 ROOM FLAT



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

Parc Saint Roman - in a luxury residence with 24-hour concierge and swimming pool, beautiful 3-room flat completely renovated and furnished South exposed, it enjoys a beautiful sea view and is very bright. Close to all amenities. It consists of:

an entrance hall with closets, a living room with a fully equipped kitchen opening on a sea-view terrace, a bedroom with an ensuite shower room and a terrace, a second bedroom, and its full shower room. Lots of storage space and closets throughout the apartment. 1 parking spot on level -4.

CONTACT:

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 14, boulevard d'Italie 98000 Monaco



Price: 5 000 000 €

Living area: 76 sqm

Terrace area: 16 sqm

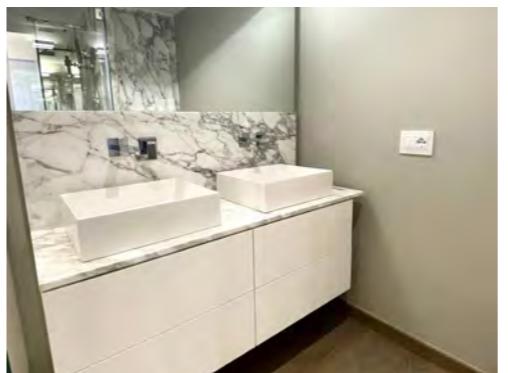
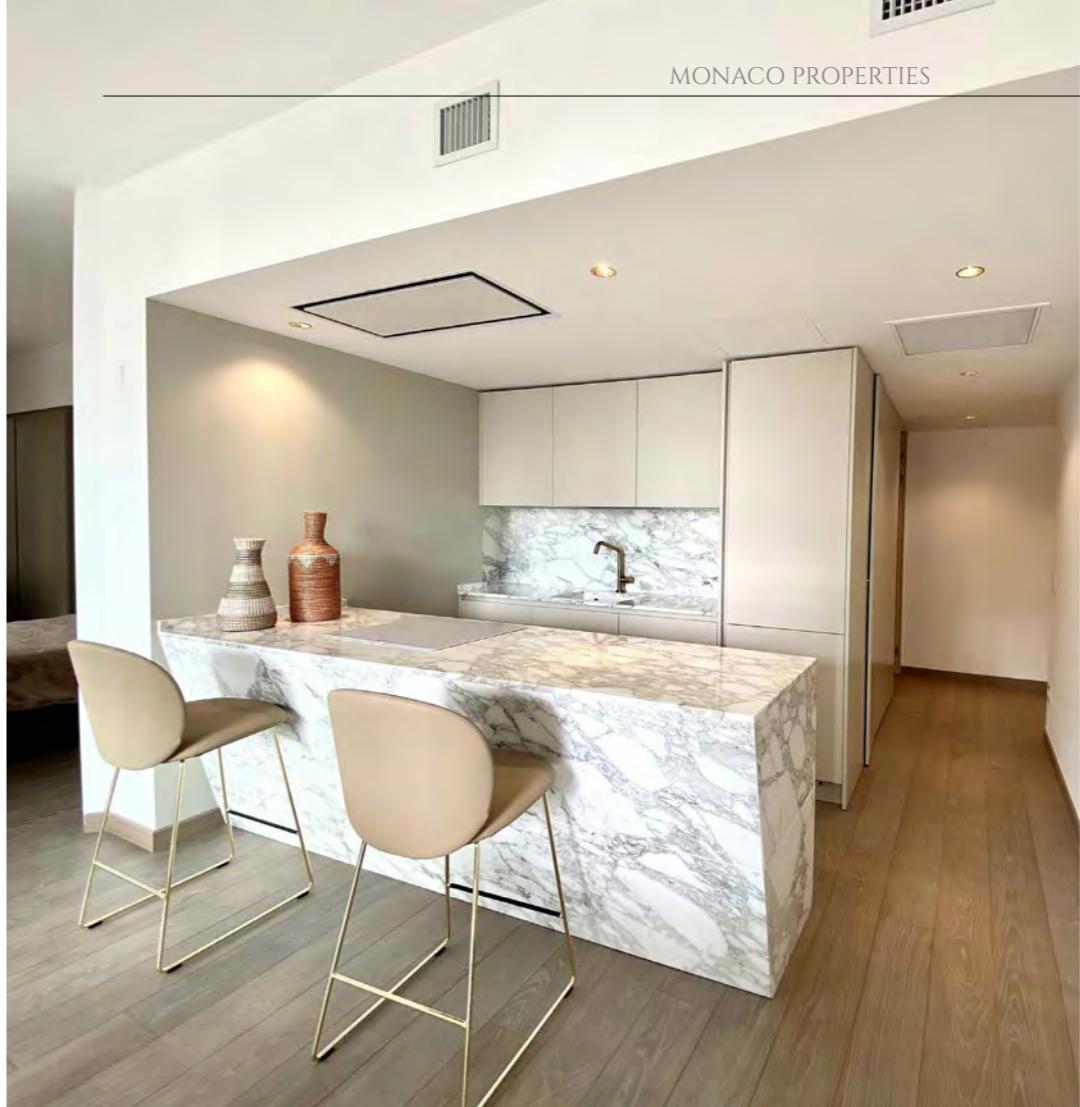
Total area: 92 sqm

Number of rooms: 3

Bedrooms: 2

Parkings: 1

Mixed use: Yes



MONTE-CARLO | PALMIERS | 2 ROOM FLAT



UNIQUE REAL ESTATE



MONTE-CARLO | PALMIERS | REF: VMS-235

Place des Moulins - In a beautiful bourgeois residence along the famous boulevard des Moulins in Monaco, a beautiful flat luxuriously renovated.

All amenities nearby, public transport, and public parking.

Price: 2 850 000 €

Living area: 46 sqm

Terrace area: 8 sqm

Total area: 54 sqm

Number of rooms: 2

Bedrooms: 1

Bathrooms: 1

Mixed use: yes

CONTACT:

Phone: +377 97 97 33 97

info@mpmonaco.com

www.monacoproperties.mc

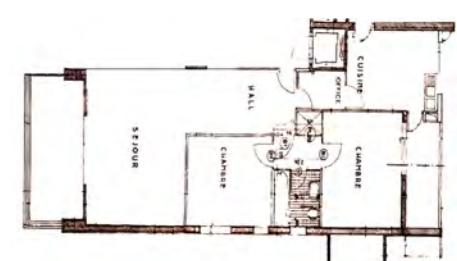
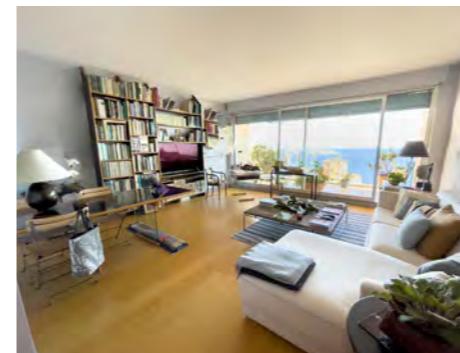
14, boulevard d'Italie 98000 Monaco



LAROUSSE | CHATEAU PERIGORD I | 3 ROOM FLAT



FOR SALE MONACO



LAROUSSE | CHATEAU PERIGORD I | REF: VM1121-9

Spacious flat with a magnificent view of the Mediterranean Sea located on the top floor of a prestigious residence in Monaco. Swimming pool and 24-hour concierge service. The flat is composed as follows: Entrance hall, kitchen with loggia, bedroom, bathroom, dressing room, living room, terrace.

Possibility to rent a parking space
Rental yield : 2.5% - 3.0% p.a.

CONTACT:

Phone: +377 97 97 33 97

info@mpmonaco.com

www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



Price: On request

Living area: 115 sqm

Terrace area: 20 sqm

Total area: 115 sqm

Number of rooms: 3

Bedrooms: 2

Bathrooms: 1

Condition: Very good condition



LA ROUSSE | 6 ROOM PENTHOUSE



Villa Annonciade | Ref: VM05-30

Superb triplex penthouse with lift, fully renovated, consisting of: On the first floor - (9th floor): 4 bedrooms each with their own dressing room and private bathroom as well as access to the terrace.

On the second level - (10th floor): a guest toilet, a fully equipped kitchen opening onto the dining room as well as a living room with fireplace and surrounded by a large terrace. An outside staircase also gives access to the solarium.

CONTACT:

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



Price: 28 000 000 €

Living area: 196 sqm

Terrace area: 268 sqm

Total area: 464 sqm

Number of rooms: 6

Bedrooms: 4

Floor: 9 & 10 & 11

Parkings: 2

Condition: Luxurious services



THE DISTRICTS OF MONACO

DESPITE THE LIMITED SIZE OF THE TERRITORY OF MONACO, EACH OF ITS DISTRICTS HAS SOMETHING DIFFERENT AND UNIQUE. FROM FONTVIEILLE TO THE LARVOTTO, VERY DIFFERENT LIFESTYLES AND ARCHITECTURES CAN BE OBSERVED THROUGHOUT THE CITY.

THE CARRÉ D'OR AND MONTE-CARLO

are the most famous districts of the Principality of Monaco 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, le Chateau Perigord and the brand-new Tour Odeon. It is also the largest district of the principality with the most inhabitants. Several construction projects such as Testimonia 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 with many bars and restaurants. Some buildings like the Palais Heracles, Ermanno Palace and Shangri-La give you an exceptional view of the Monaco Grand Prix. And the famous clubs and restaurants such as La Rascasse, Le Before, le Stars and bar will offer you crazy nights during the big events of Monaco.

LE LARVOTTO

is the district of the beaches and is located at 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.

FONTVIEILLE

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 the Les Ligures, Patio Palace, and Harbour Light Palace are located in these districts and offer an amazing panoramic view over Monaco and the sea.



MONACO PROPERTIES

MONACO RESIDENCY,
RELOCATING SERVICES

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 SETTING UP A BUSINESS IN MONACO

LET'S GET IN TOUCH



SCAN ME

CONTACT

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



INTRODUCTION TO MONACO RESIDENCY



Monaco is a safe and dynamic place to live, offering a high quality of life and a soft tax environment to its residents. Although many smaller states such as Dubai or Switzerland may offer advantageous taxation systems for companies and individuals, none of these states can compete with Monaco in terms of quality of life and safety.

Nestled between the Alps and the Mediterranean, living in Monaco allows you to enjoy a mild climate and a rich and diverse nature while being hyper-connected to the world thanks to its proximity to Nice International Airport, its telecommunications infrastructures, and modern education system. If like many other individuals or companies, you wish to settle in Monaco, you will find below an introduction to the main steps to follow to ensure that your installation goes smoothly. The conditions for individuals to settle in Monaco differ

depending on the nationality of the applicant. Citizens of the European Economic Area (EEA) only require a valid identity card or passport to apply for a permit. Non-EEA nationals, on the other hand, must apply for a Monaco settlement visa, which is given by the French embassy of their home country. Furthermore, future Monaco residents must have a property that meets their family's requirements. Anyone seeking a residence permit must present documentation of a signed and registered lease agreement or the property deed

of an apartment in Monaco. Given the rarity of apartments in Monaco, real estate companies such as MONACO PROPERTIES Ltd. are the first line to call when seeking to obtain a residency in Monaco. The future Monaco residents must also be able to demonstrate that they have the financial resources to live in Monaco to submit a successful application. Opening a bank account in a bank in Monaco is required and it is recommended to do this at the same time as the search for a flat, as the procedure can take some time.



UNIQUE REAL ESTATE

In parallel with the search for a flat and the opening of a bank account, you can start the opening process of a company in Monaco. Depending on your business activity and its size, different forms of companies can be chosen. The most common ones are the limited liability companies so-called "S.A.R.L." and civil-law private companies called "S.C.P.". At least one managing director of the company must be domiciled in Monaco or the surrounding areas.



MONACO RESIDENCY

with

Monaco Properties

Our agency MONACO PROPERTIES can assist you efficiently in all stages of your relocation to the Principality of Monaco. We work closely with many partners and can be your single point of contact from finding an apartment, opening a bank account, enrolling your children in school, preparing your application for residency and setting up a company in Monaco.

- Assist you in buying or renting a flat in the Principality of Monaco and/or in the neighbouring municipalities
- Direct you to a Monegasque bank adapted to your financial needs
- Assist you with our legal advice for the creation of a company in Monaco
- Assist you in registering your children at school
- Assist you in the preparation of your application for residency in Monaco

To start your relocation to Monaco today, contact us or fill the form by scanning the following QR code with your phone:



MONACO RESIDENCY

WHY MOVE TO MONACO

MONACO OR MONTE-CARLO IS APPRECIATED FOR ITS QUALITY OF LIFE, ITS SOFT TAXATION, THE EXCELLENCE OF ITS HOSPITALS, THE QUALITY OF ITS EDUCATION SYSTEM, THE BEAUTY OF ITS LANDSCAPES AND ITS ECONOMIC AND CULTURAL DYNAMISM. THE CITY, WHICH HAS BEEN FREQUENTED SINCE THE 19TH CENTURY BY THE ENGLISH NOBILITY, HAS BECOME OVER THE YEARS ONE OF THE MOST SOUGHT-AFTER PLACES FOR THE WEALTHIEST PEOPLE.

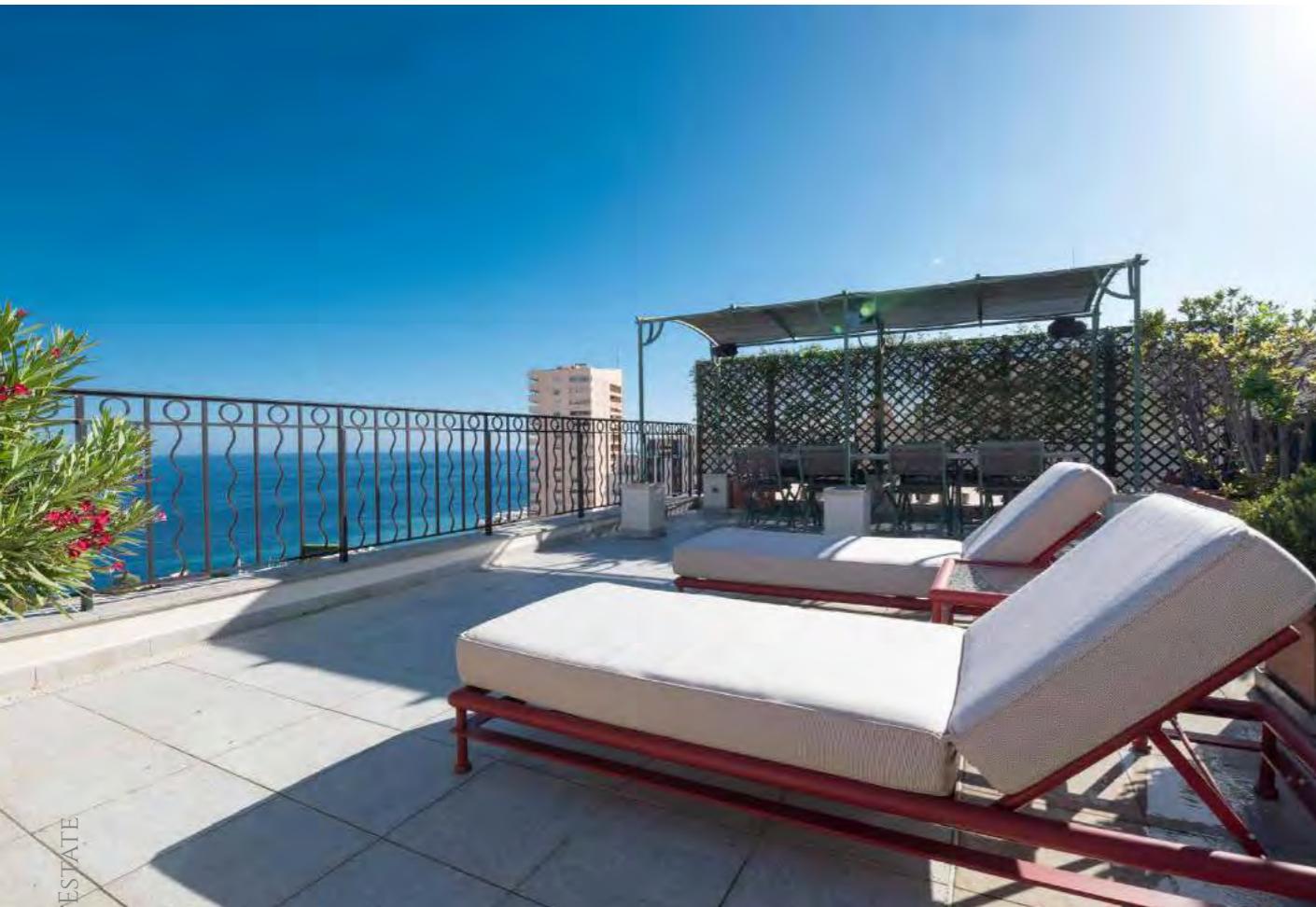
- Safety in Monaco: The Principality is one of the safest and most secure places in the world, with a very low crime rate.
- Monegasque soft taxes: Residents of the Principality benefit from a soft tax regime for their income and assets.
- Monte-Carlo and Luxury Real Estate: The real estate sector in Monaco is flourishing and offers international investors the most luxurious apartments in the world.
- Beauty of the French Riviera landscapes: Monaco is located on the Mediterranean Sea, between the French and Italian Riviera, and on the edge of the Maritime Alps. Monaco offers 300 days of sunshine with sunny summers and mild winters.
- Perfect place for business: Monaco has a dynamic economy and with more than 130 nationalities represented, it is the perfect place to make market your business.



REAL ESTATE MARKET OF MONACO

MONACO HAS A DYNAMIC REAL ESTATE MARKET AND THE PRICE PER SQUARE METER KEEPS GROWING AT AN AVERAGE RATE OF 8% PER YEAR. MONACO IS A SAFE HEAVEN FOR HIGH NET WORTH INDIVIDUALS COMING FROM ALL AROUND THE WORLD. GIVEN THE LIMITED SIZE OF ITS TERRITORY, REAL ESTATE PRICES ARE BEING DRIVEN UP. OWNING A PROPERTY IN MONACO IS THE SAFEST AND MOST SUSTAINABLE WAY TO PROTECT YOUR WEALTH THROUGH TIME AGAINST FINANCIAL AND GEOPOLITICAL CRISES AS WELL AS AGAINST INFLATION AND TAXES.

- Real estate prices in Monaco have many times proven their stability during economic downturns as well as their outstanding performance during economic expansions.
- Thanks to its exceptional living quality, the dynamism of its economy and its low taxes, it is not surprising that Monaco is the city with the world's highest price per square meter.
- With an average price per square meter of around 57,100 dollars per square meter in 2021 against 52,380 dollars per square meter in 2020, the real estate market in Monaco remains dynamic and attractive after the covid-19 crisis.
- With several new innovative urbanistic projects in Monaco and rising geopolitical risks around the world, real estate prices are expected to keep on rising over the coming years in Monaco.



Superb penthouse fully renovated and tastefully furnished located in the heart of the Monte Carlo district.

SAN CARLO | Ref: VM04-16

In the heart of the Monte Carlo district on the famous Boulevard des Moulins. This magnificent flat, entirely renovated and tastefully furnished, offers a beautiful view of the sea and Monaco. It is composed of a total surface of 300 m² including also the roof terrace with its summer kitchen.

Upstairs is a large terrace with a summer kitchen and a spectacular view of the Larvotto.

The flat is currently vacant and visits are easy.

CONTACT:

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



Price: 16 800 000 €

Living area: 150 sqm

Terrace area: 150 sqm

Total area: 300 sqm

Number of rooms: 4

Bedrooms: 2

Product type: Penthouse/Roof

Parkings: 1



UNIQUE REAL ESTATE



FOR SALE MONACO

MONTE CARLO | BUCKINGHAM PALACE | 2 ROOM FLAT

Buckingham Palace | Ref: VM219-5

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

- living room
- bedroom
- kitchen
- bathroom
- guest toilet
- Two terraces
- Parking for rent in addition

CONTACT:

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



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 Casino de Monaco with its luxury boutiques and the Métropole shopping center. The real estate of 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

LA ROUSSE | AUTEUIL PENTHOUSE



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

Located in a green and quiet residential area "La Rousse", in a residence benefits from a concierge service 24/7. This luxurious penthouse recently renovated arranged on 2 levels plus a roof terrace with jacuzzi enjoying panoramic views of the sea and the city.

All levels benefit from large terraces offering beautiful views of Monaco and the sea. It is accessible by a private elevator.

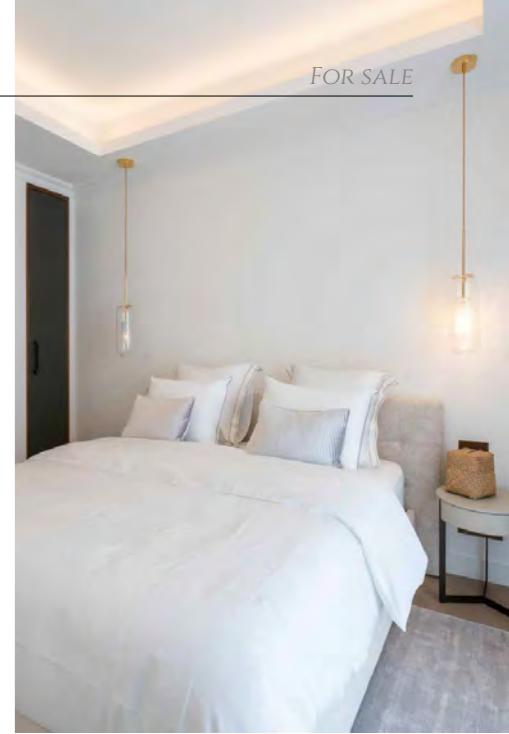
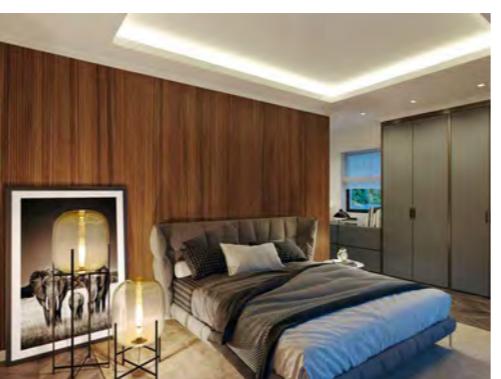
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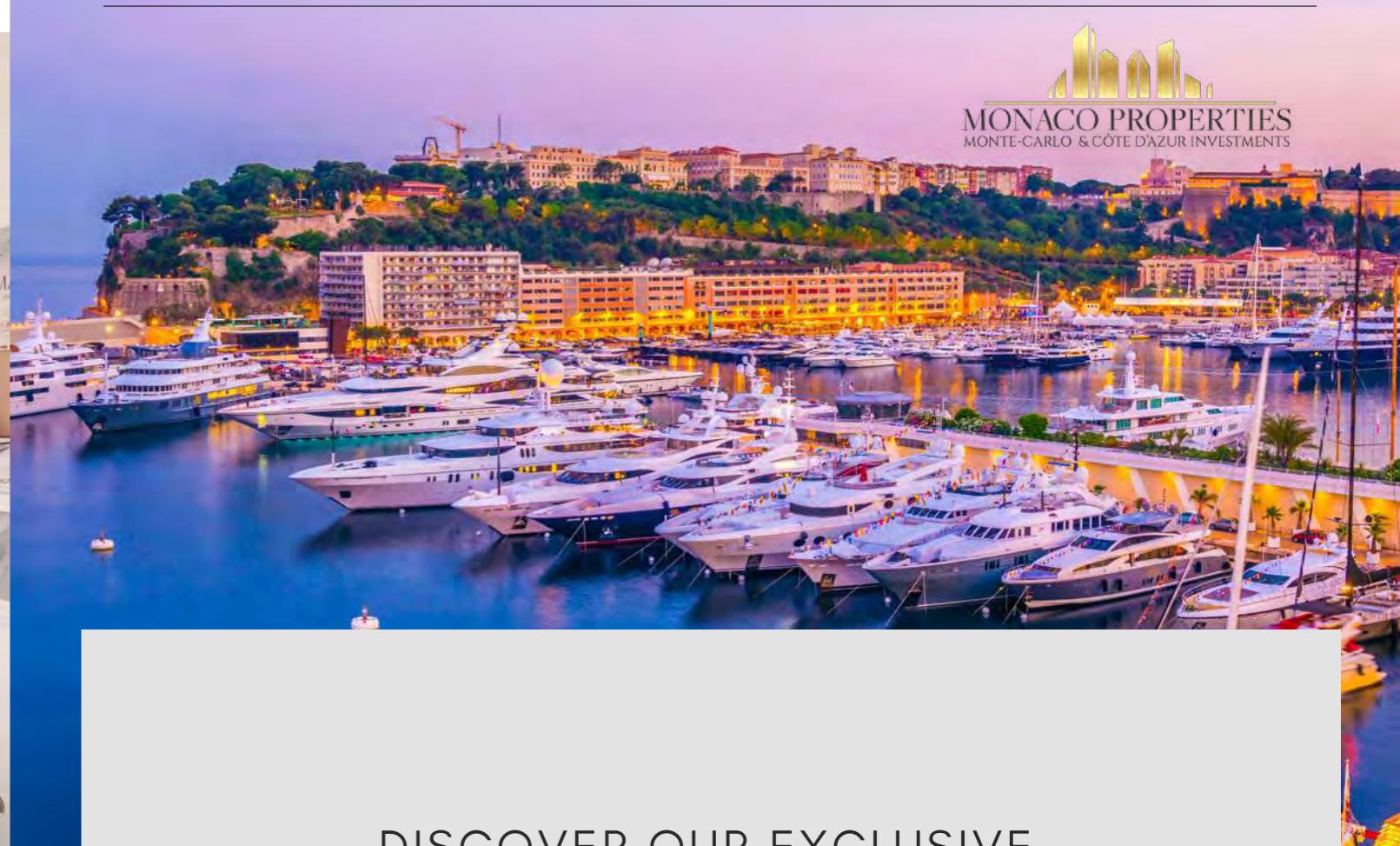




BRIGITTE PAPADOPPOULOS

DERMADIANE
My Journey MONACO

I've been led to open consultations as a Micronutritionist specializing in Anti-Aging & Slimming after years of study. More than ten years of training and specialization culminated in a Doctorate in Basic Biochemistry, applied to Food Sciences and Nutrition (University of Antananarivo Madagascar - Faculty of Sciences) and a specialization in Micronutrition and Nutritherapy (Dr. J. Manetta -CHU Bellevue Montpellier). I offer you an innovative solution for removing roundness and sagging skin by rebalancing your metabolism in the healthiest way possible and relying on the most recent scientific discoveries and technologies.



DISCOVER OUR EXCLUSIVE

OFF MARKET

PROPERTY SELECTION

An off-market property offers a once-in-a-lifetime opportunity to purchase a magnificent and highly sought-after property. Our extensive list of exclusive off-market properties enables you to search and browse unique properties in Monaco.

To explore our unique portfolio, please reach out to us today.

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FONTVIELLE | CYCLADES | 5 ROOM FLAT



UNIQUE REAL ESTATE



FONTVIELLE | CYCLADES | 5 ROOMS | REF: VM05-14

Les Cyclades - In a beautiful residence in the Fontvieille district, a spacious flat entirely renovated with luxurious materials offering a sea view. The very quiet flat is crossing and offers generous volumes ideal for a family with children in Monaco.

It is composed as follows:

A large living room with an American kitchen, three bedrooms with bathroom and dressing room, office /bedroom with dressing room, dining room, loggias and terraces, parking and cellar.

CONTACT:

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info@mpmonaco.com
www.monacoproperties.mc
14, boulevard d'Italie 98000 Monaco



PORT | RUSCINO | 3 ROOM FLAT



FOR SALE MONACO



PORT | RUSCINO | 3 ROOMS | REF: VM0616-1

Le Ruscino - In the Port Hercule district, in the heart of Monaco, top floor flat with 24-hour concierge service. Flat for mixed use (possibility to make an office or to domicile a company), bright living room opening onto a very sunny terrace, bedroom/study, double bedroom with access to terrace, kitchen and bathroom with shower. Luxuriously renovated, air-conditioned. Terrace with sea view and Prince's Palace.

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



CHÂTEAU PÉRIGORD II

LUXURIOUSLY RENOVATED

4 ROOM FLAT



UNIQUE REAL ESTATE



LA ROUSSE | CHÂTEAU PÉRIGORD II | REF: VM0920-8

In a prestigious residence with concierge service, luxuriously renovated 4-room flat offering a beautiful view of Monaco and the sea. The flat is composed as follows: A double living room with an American kitchen, terrace, two bedrooms, bathroom, master bedroom with bathroom, wardrobe, and air conditioning.

Price: 6 850 000 €

Living area: 110 sqm

Terrace area: 16 sqm

Total area: 126 sqm

Number of rooms: 4

Bedrooms: 3

Parkings: 2

Celars: 1

CONTACT:

Phone: +377 97 97 33 97

info@mpmonaco.com

www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



LAROUSSE | CHATEAU

PERIGORD | 2 ROOM FLAT



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 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

info@mpmonaco.com

www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



Price: On request

Living area: 54 sqm

Terrace area: 63 sqm

Total area: 10 sqm

Number of rooms: 2

Bedrooms: 1

Condition: Very good

Floor: 20



LAROUSSE | MONTE-CARLO SUN

Beautiful flat located in a luxurious building

4 room flat near the Larvotto beaches



Monte-Carlo Sun | Ref: VM05-30 VM04-78

Beautiful flat located in a luxurious building near the Larvotto beach and the Monte Carlo Country Club. Concierge present 7/7 H24. Park with swimming pool and restaurant. Shops, schools and transport nearby. The flat consists of: Entrance hall, a fully equipped kitchen opening onto the living room, dining room, 3 bedrooms with 3 bathrooms, 1 guest toilet, 1 garage and 1 cellar.

LA ROUSSE - SAINT ROMAN
is located in the eastern part of the principality of Monaco. It is the district of the Monte-Carlo Country Club and you will also find our real estate agency there. It is home to prestigious buildings such as the Monte Carlo Sun, Parc Saint Roman, Tour de l'Annonciade, le Chateau Perigord and the brand-new Tour Odeon. It is also the largest district of the principality with the most inhabitants.

CONTACT:

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



Price: 7 950 000 €

Living area: 145 sqm

Terrace area: 13 sqm

Total area: 158 sqm

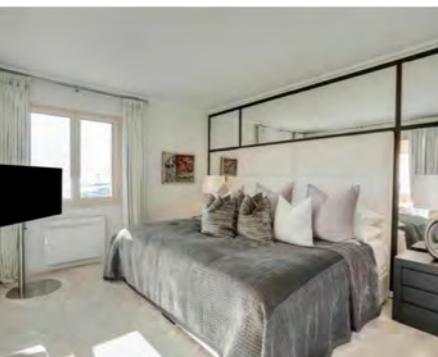
Number of rooms: 4

Bedrooms: 3

Parkings: 2

Cellars: 1

LA ROUSSE | FLORESTAN 5 ROOM FLAT



FLORESTAN | REF: V1221-5

The Florestan is a building of good standing located in a residential area of La Rousse. The Monte Carlo Country Club and the Beach have easy walking access.

This beautiful family apartment has been completely renovated with luxury materials and refined decoration. The rooms open onto a terrace.

The apartment is composed as follows: An entrance, a double living/dining/bar room, an equipped kitchen, a master suite with a bathroom and dressing room, a bedroom with a bathroom, an office, and guest toilet.

This apartment has a cellar and a parking space.

Price: on request

Living area: 232 sqm

Terrace area: 85 sqm

Number of rooms: 5

Total area: 317 sqm

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Cellars: 1

CONTACT:

Phone: +377 97 97 33 97

info@mpmonaco.com

www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco

LA ROUSSE - SAINT ROMAN PARC SAINT ROMAN 5 ROOM FLAT



PARC SAINT ROMAN | 5 ROOMS | REF: VM05-984

Parc Saint Roman - Located in a prestigious residence with a swimming pool, gym, and 24/7 concierge service, a large flat with a magnificent sea view.

The flat is composed as follows:

Entry, stay with double terrace, equipped kitchen opens to the living room, 2 large bedrooms with dressing rooms and closets, 2 shower rooms, 1 bedroom, 1 bathroom, 1 office

Residence with swimming pool, gym, and concierge 24 hours a day

CONTACT:

Phone: +377 97 97 33 97

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www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco





New LARVOTTO

Larvotto beach had a 22-month long break. A sandy public area, you may now enjoy the entire 14 000m² of this non-smoking beach and promenade. Not only that but there is a slew of new patios and restaurants to explore.

**LARVOTTO IS OPEN
AFTER A 22-MONTH
LONG BREAK**

The new construction was planned by well-known Italian draftsman Renzo Piano. The new project unites the Larvotto at both the beachfront and the Promenade-Princess Grace Avenue levels, resulting in a 15.000m² public area. Aside from the 10.000m² of restaurants, cafés, and stores, the iconic École Bleue occupies a prominent

place with additional children's functions, creating a dynamic environment that will draw people all year round. The avenue is surrounded by vegetation of Mediterranean parasol pines. The Director of Urban Amenities expressly emphasized that the repair work should strive to "reclaim the public space" at this

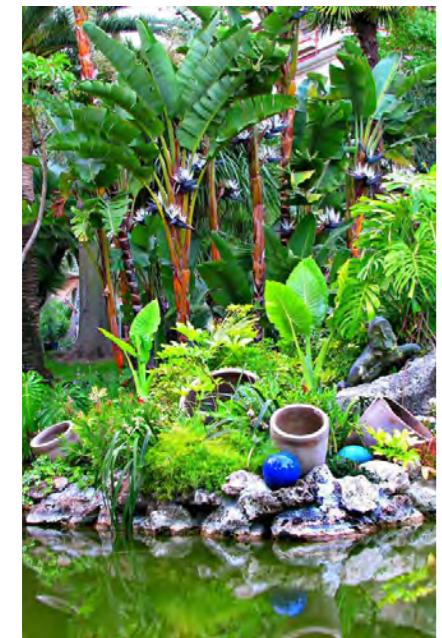




famous place in the Principality. As a result, there is a fresh new cycling path, over 130 trees for shade, and a range of amenities such as a creche, a gym, and a diving school. Because the ease-of-access site has been restored, those with limited mobility and impairments may now enjoy the beach.

SPACE FOR EVERYONE

The new-look beachfront complex is ideal for people of all ages, with its covered promenade and fully refurbished beach allowing locals and tourists to enjoy the waterfront, take a swim in the Mediterranean, and soak up the Riviera sun. While relaxing by the ocean, you may eat at one of the four private beaches: La Rose des Vents, Le Neptune, La Note Bleue, or Le Miami. Relax in the shade of the pine trees or enjoy a drink with friends or a family lunch. This is a place to unwind for all of us.



A lengthy, rectangular garden space runs south to the square's main roundabout. Wander around the neighborhood, admiring the magnificent façades of the neighboring buildings.



Watch people come and go on this central square, which is surrounded by some of Europe's most opulent gaming venues.

Casino Square, also known as Place du Casino, is a delightful park area surrounded by Belle Epoque architecture, chic hotels, and glitzy casinos. The square is located in a fantastic location in the heart of Monaco. It's a short walk from the beach and

just next to the Grand Prix track. Explore the fountains, monuments, and famed casinos or simply people-watch from the legendary Café de Paris. A lengthy, rectangular garden space runs south to the square's main roundabout. Wander around the neighborhood, admiring the magnificent façades of the neighboring buildings.

Place du Casino



“In&Out MONACO

There are oh-so-many reasons to love sheer curtains in interior design. They can create a cozy atmosphere and elegance in the room and completely transforms your home.



TATYANA DUIJNDAM

- IN AND OUT INTERIOR DESIGN & CURTAINS MONACO MONTE-CARLO

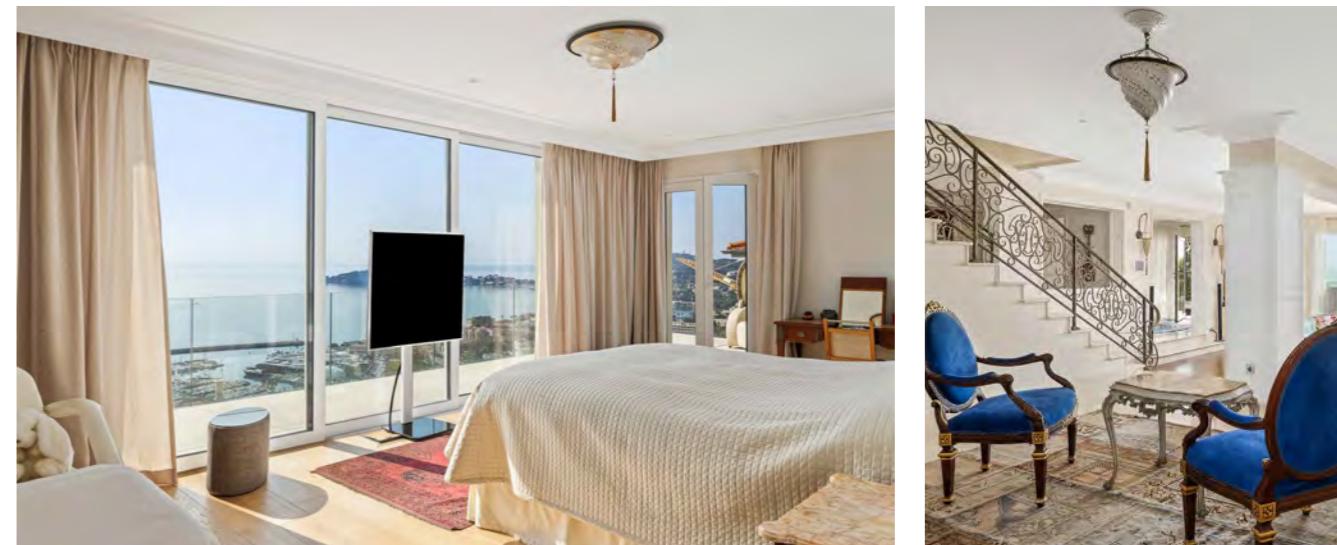
I began my design career after graduating from The American University in Dubai 20 years ago. Over the last two decades, I've worked on numerous projects in Dubai, the French Riviera, and Amsterdam.

I am inspired by my line of work and continue to be fuelled by my love and passion for luxury interior design.

With my new company establishment in Monaco, I would like to offer a service where I can bring my international experience and passion for design and share them with local clients.

OUR APPROACH TO DESIGN PLACES YOU AT THE FOCUS OF THE PROJECT

“No matter what sort of project you have in mind, from large to small, we can take care of everything, right down to the tiniest details. Contact us to talk about your plans and vision! “



We create a complete picture of your wishes for any project you have.

We will transform your property into your dream property, putting you at the heart of the project.

First, we will evaluate your interior decoration needs and desires. We can create a new layout for your home based on the layout that already exists. This could include a proposal to change the organization of your home's spaces, with improved layout and circulation if necessary.

We provide tailor-made refurbishment of entire apartments or just a bathroom, kitchen, or wardrobe. We also provide painting, wallpaper covering, curtains and flooring

We have the experience to handle all aspects of your renovation needs.

Accueil A Business Center ABC 5/7
Rue du Castelleretto 98000 MONACO

Email: tanya@monaco.mc
Website: www.inandoutmonaco.com

Tel: +33 6 80 86 02 77



PROPERTIES ON THE FRENCH RIVIERA

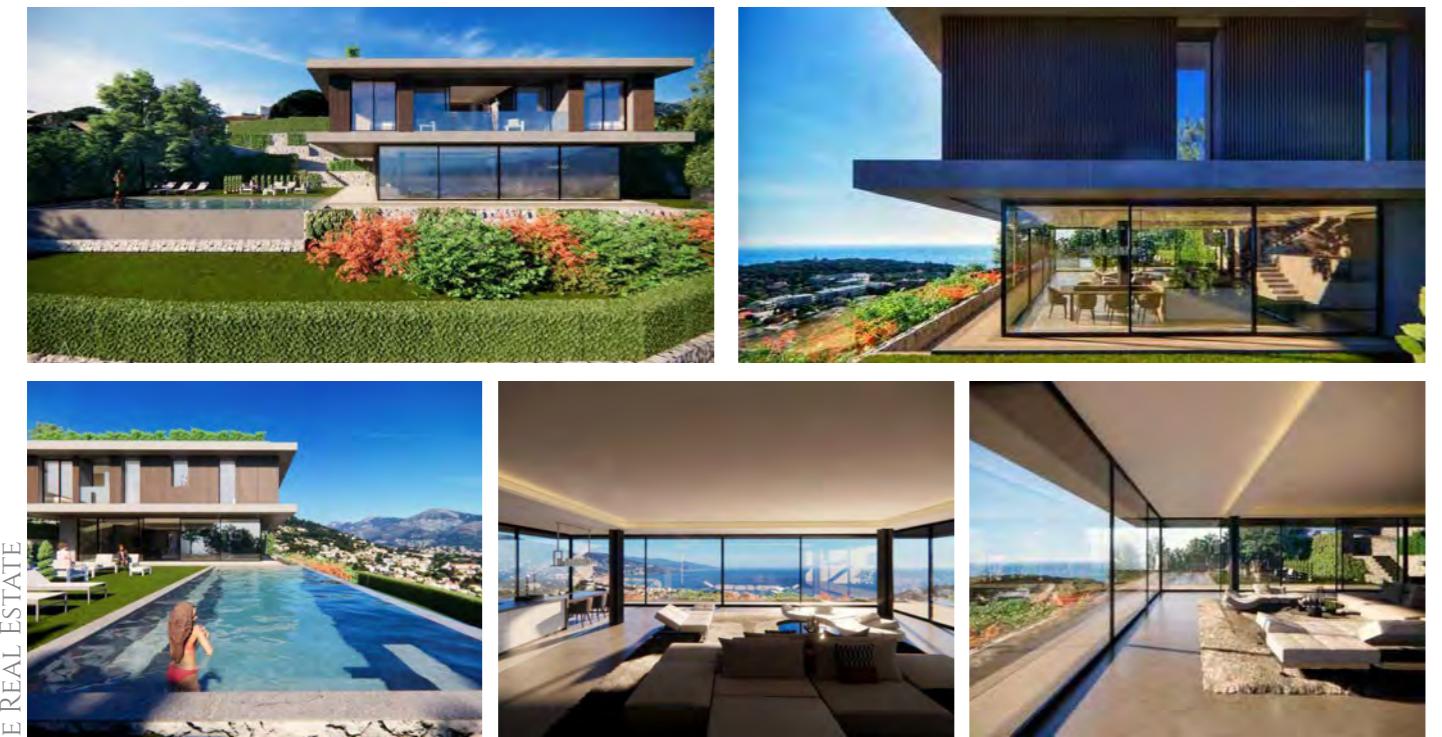
MONACO PROPERTIES,
YOUR REAL ESTATE PARTNER IN
MONACO AND FRENCH RIVIERA

UNIQUE REAL ESTATE

THE EXPERIENCE OF EXCELLENCE



ROQUEBRUNE-CAP-MARTIN SUBLIME NEW VILLA



UNIQUE REAL ESTATE

ROQUEBRUNE-CAP-MARTIN | REF: Vo721-32

Sublime new villa in a quiet and secure domain. Situated in a dominant position with an enchanting view of the Mediterranean.

The villa, with a living area of approximately 600m², consists of a large living room, a kitchen and 5 bedrooms. A subtle combination of traditional architecture and modern interiors.

The construction is of high quality with noble materials and careful finishing.

Large openings on the nature allow taking full advantage of the views on the Mediterranean, the garden with its 1300m² and its swimming pool with overflow.

The delivery date is scheduled for the end of 2022.

Possibility to park at least 10 cars.

Price: 8 500 000 €

Living area: 600 sqm

Land area: 1 300 sqm

Number of rooms: 6

Bedrooms: 5

Country: France

City: Roq.-Cap-Martin

Parkings: +10

Condition: New

CONTACT:

Phone: +377 97 97 33 97

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www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



BEAUTIFUL VILLA WITH SEA VIEW NEAR MONACO

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ROQUEBRUNE-CAP-MARTIN | REF: VFO720-7

The villa is highly secured, new, and modern. It is located near Monaco and the beaches of Roquebrune-Cap-Martin. It benefits from an exceptional panoramic sea view and is south facing.

It is developed on three levels with an elevator and is composed of: an entrance, a living room, a dining room with an open kitchen, 2 en-suite bedrooms with bathrooms and sea view, 2 bedrooms with sea view, 1 independent studio en suite, 2 bathrooms, a guest toilet, and a dressing room.

You will also enjoy a magnificent swimming pool and 3 parking spaces.

Roquebrune Cap Martin is a commune of the Provence-Alpes-Côte-D'Azur region, it is located between Monaco and Menton. It is today one of the jewels of the Riviera and has always been a very sought-after place for its climate and its magnificent coastline. Thanks to its proximity to Monaco and its great diversity of properties, this town has many attractions for living or investing in.

Price: 7 800 000 €

Living area: 362 sqm

Number of rooms: 6

Bedrooms: 4

Country: France

City: Roquebrune-Cap-Martin

Parkings: 3



FOR SALE FRANCE



Modern villa in the prestigious Saint-Jean-Cap-Ferrat

UNIQUE REAL ESTATE



SAINT-JEAN-CAP-FERRAT | FRANCE | REF: AS-1006

Sale of a modern villa in excellent condition, following a recent complete renovation, on the prestigious Cap Ferrat peninsula. The 2 floors villa of 290 sq.m. and the land of about 1,500 sq.m. includes on the top floor: a spacious living room, an equipped open-plan kitchen and dining room, and 2 bedrooms with bathrooms and terraces.

Ground floor: 3 bedrooms, each with its own bathroom, sauna, gym with simulators, home theater, study, and laundry room. The well-kept garden with a swimming pool. Garage. The villa is equipped with air conditioning and an alarm system.

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Price: 5 900 000 €

Living area: 290 sqm

Land area: 1,500 sqm

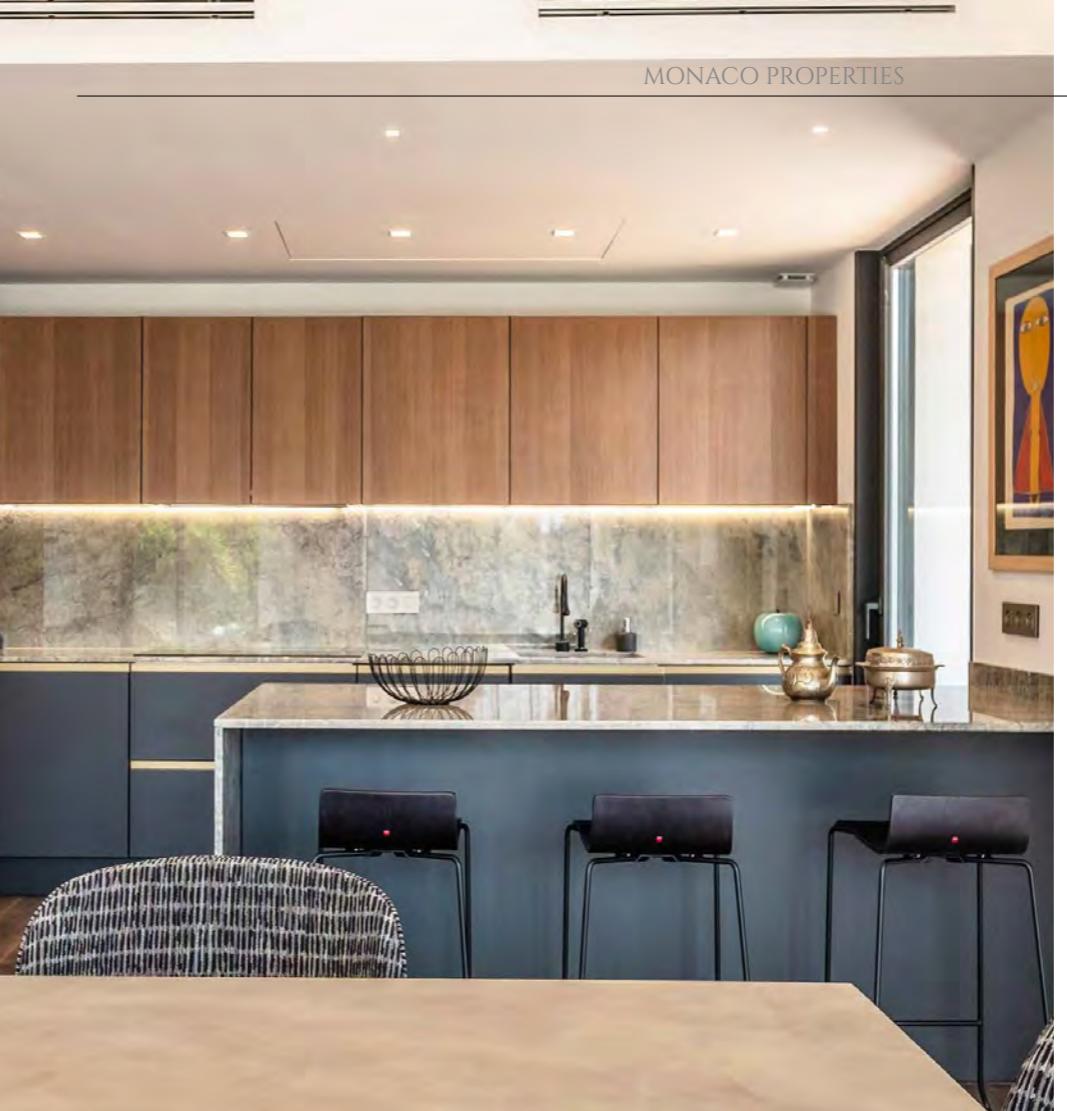
Total area: 1 790 sqm

Number of rooms: +5

Bedrooms: 5

Bathrooms: 5

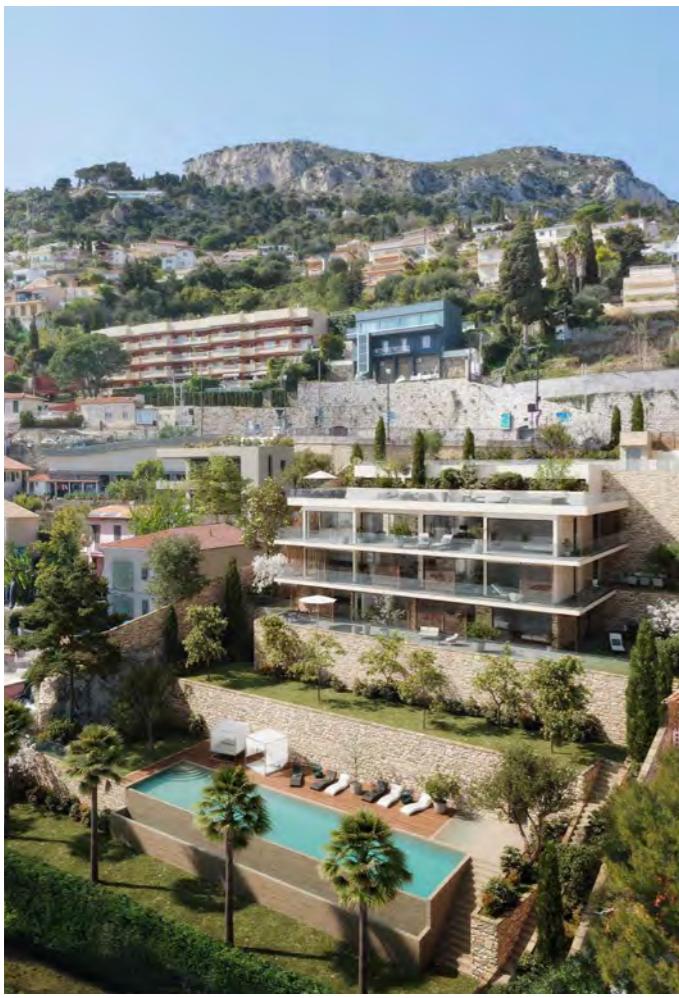
Parkings: Garage



FOR SALE FRANCE

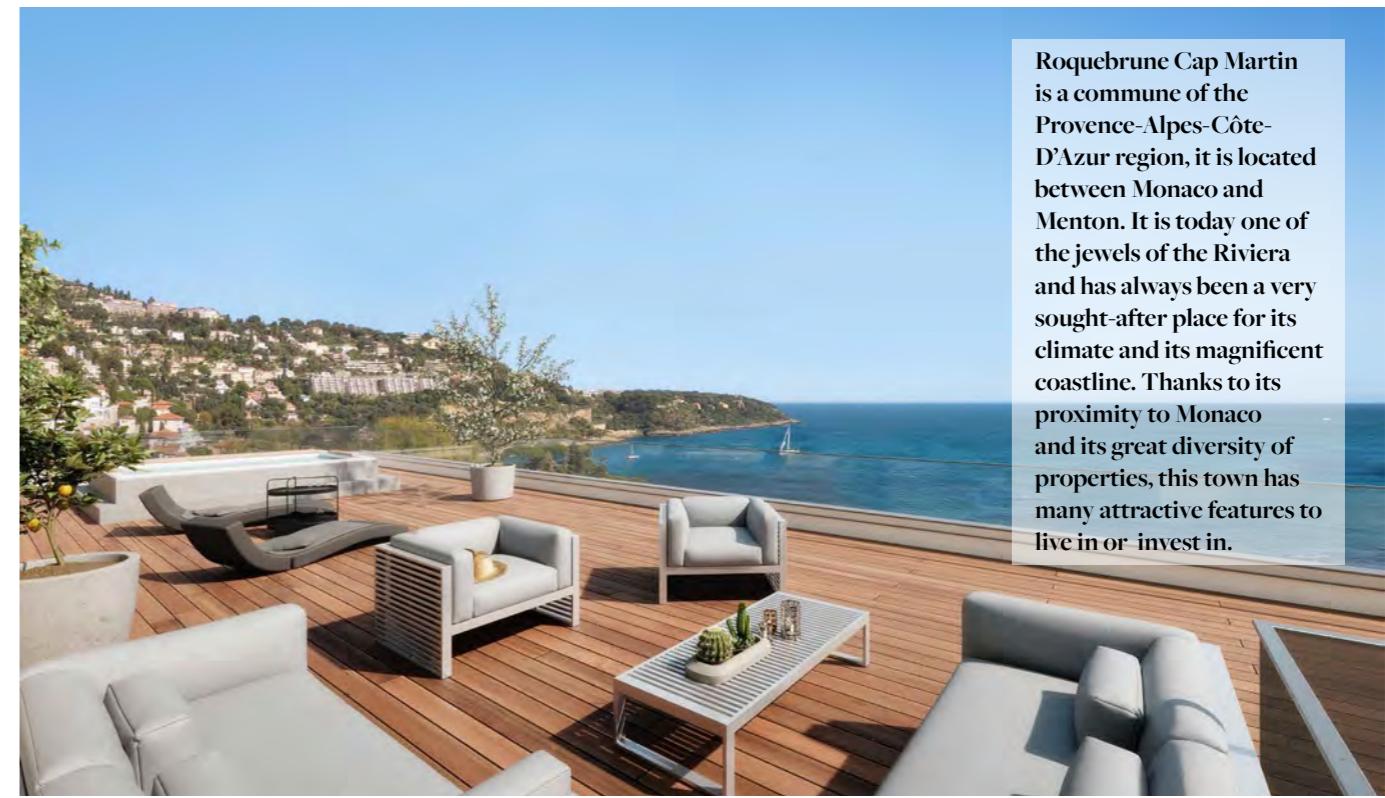


UNIQUE REAL ESTATE



ROQUEBRUNE CAP MARTIN

LUXURIOUS PENTHOUSE



Roquebrune Cap Martin is a commune of the Provence-Alpes-Côte-D'Azur region, it is located between Monaco and Menton. It is today one of the jewels of the Riviera and has always been a very sought-after place for its climate and its magnificent coastline. Thanks to its proximity to Monaco and its great diversity of properties, this town has many attractive features to live in or invest in.

Opportunity! Penthouse in a new residence with stunning views of the Mediterranean Sea and Cap Martin, only 10 minutes from Monaco. The flat is located in a small co-ownership of 3 flats with a collective swimming pool, gym, sauna and private access to the beach of Golfe Bleu. It has 290 m² of living space and more than 300 m² of terraces. The 6-room penthouse benefits from a 115 m² terrace around the flat and a 200 m² roof terrace accessible by a staircase directly into the flat. The roof terrace will be equipped with a jacuzzi and a summer kitchen.

It is composed of a spacious entrance hall, 4 bedrooms with en suite bathrooms, including a master room with dressing room, a large living room of 90m² with an open kitchen to the living room and dining room, a laundry room and a guest toilet. Each room opens onto the balcony surrounding the flat, giving it a superb brightness with southern exposure. The penthouse benefits from 3 private parking spaces on the roof of the building and a totally private 3 car garage, accessible by a car lift and directly connected to the flat. The services provided in the flat are of great luxury and can still be modified according to demand.

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Price: 6 700 000 €

Living area: 290 sqm

Terrace area: 300 sqm

Total area: 590 sqm

Number of rooms: 6

Bedrooms: 4

City: Roq.-Cap-Martin

Country: France

Parkings: 3

Box: 3



THE FRENCH RIVIERA IS A MAJOR YACHTING AND CRUISING AREA WITH SEVERAL MARINAS ALONG ITS COAST. THE CLIMATE, CUISINE AND SOPHISTICATION OF THE FRENCH RIVER MAKE IT ONE OF THE MOST POPULAR YACHTING DESTINATIONS IN THE WORLD.

Are you having interest in chartering private yachts for your cruise vacation? If yes, then you are not the only one. Nowadays, most individuals opt for chartering a private yacht, rather than going for traditional cruises. After all, it serves as a perfect method of having a nice and peaceful journey on water.

According to the Côte d'Azur Economic Development Agency, each year the Riviera hosts 50% of the world's superyacht fleet, with 90% of all superyachts visiting the region's coast at least once in their lifetime. Monaco, Antibes, Cannes and St Tropez are popular ports for these mega yachts.

Weather - The Côte d'Azur has a Mediterranean climate, with sunny, hot, dry summers and mild winters.

Temperatures are moderated by the Mediterranean days of frost are rare in the winter and in summer the maximum rarely exceeds 30°C. Strong winds such as the Mistral, a cold dry wind from the northwest or from the east, are another characteristic, particularly in the winter.

Charter Season - The French Riviera charter season generally runs from April to the end of October. July and August are the hottest months and tend to have the lightest winds and also the largest crowds. This is also the high season for yacht charter. Other good times to charter your yacht are on either side of the high season, April-May and September-October, the temperatures are more comfortable and there is not the overcrowding that can be experienced during July and August.



MONACO PROPERTIES PRESENTS:
LUXURY VACATION EXPERIENCE

YACHT CONCIERGE

Allow us to take you on an unforgettable journey of relaxation, tranquility, and the magnificence of the Côte d'Azur.

Your time, we believe, is your most valuable asset. Our aim is to deliver a level of service that exceeds your expectations, allowing you to spend more time with your family and friends while we take care of the rest.

FEEL RIGHT AT HOME AS YOU EXPLORE THE WORLD

14, boulevard d'Italie 98000 Monaco
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martina@mpmonaco.com

WWW.MONACOPROPERTIES.MC

YACHT CHARTER

Consider taking a yacht charter trip with your loved ones... Imagine waking up in a different location every morning, your yacht 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

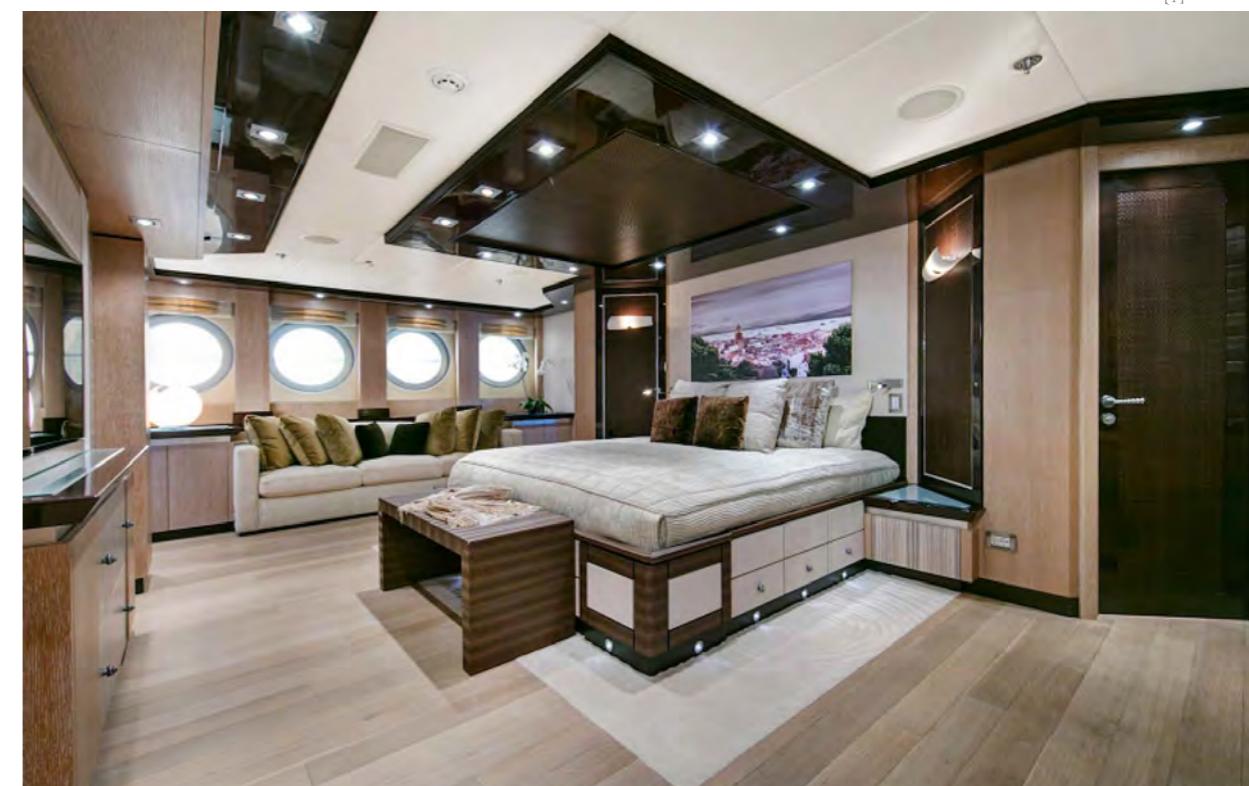
RENTAL PRICE PER WEEK:

160 000 €

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

CONTACT:

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





YACHT CHARTER

Baglietto 154

RENTAL PRICE PER WEEK:

On request

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

CONTACT:
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martina@mpmonaco.com



LUXURY VACATION HOME
EXPERIENCE

MONACO
PROPERTIES
**SHORT TERM
RENTAL**

LUXURY VILLAS &
VACATION RENTALS



**FEEL RIGHT AT HOME AS
YOU EXPLORE THE
WORLD**

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.

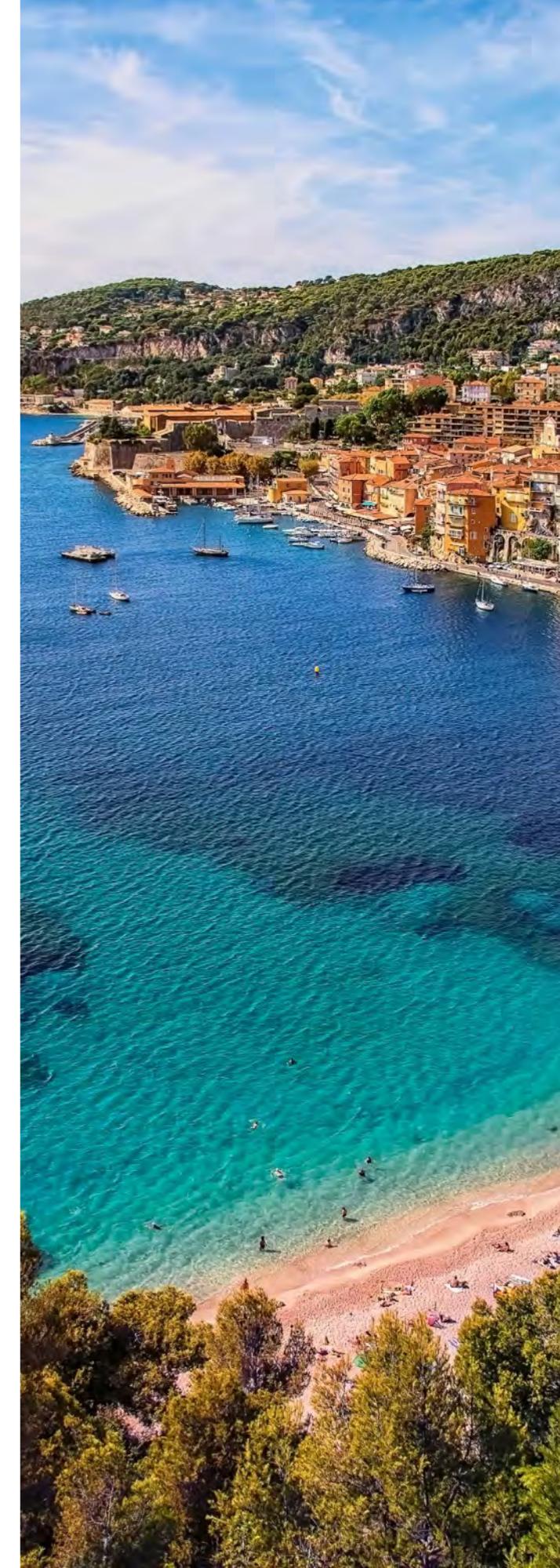
- We search for tenants, creation of the lease and collection of the rents,
- control of repair and maintenance works.
- Representation of the property owner at the meeting of the co-ownership,
- management of the administrative procedures and the payment of the bills.

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
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Email: info@mpmonaco.com
Website: www.monacoproperties.mc



SEASONAL RENTAL

LUXURY VILLAS &
VACATION RENTALS

LUXURY VACATION HOME EXPERIENCE

FRENCH RIVIERA & MONTE-CARLO

SEASONAL RENTALS WITH MONACO PROPERTIES

**Make your stay an unforgettable experience
by renting one of our sumptuous properties in
Monaco and on the French Riviera.**

**Save time, our teams are available at any time
and take care of everything (airport transfer,
cleaning, private driver, meal delivery, etc.).**

The French Riviera, from Menton to Saint-Tropez via Monaco and Cannes, will always remain thanks to its art of living, its landscapes, and its heritage a privileged destination for the international elite.

To make the most of the best that the French Riviera has to offer, rent one of our sumptuous properties and let our teams serve you for an unforgettable stay. From your transfer from the airport to your meals-on-wheels delivery, we take care of everything you need.

*Our dedicated team at MONACO PROPERTIES can answer all your
questions regarding the seasonal rentals. Do not hesitate to contact
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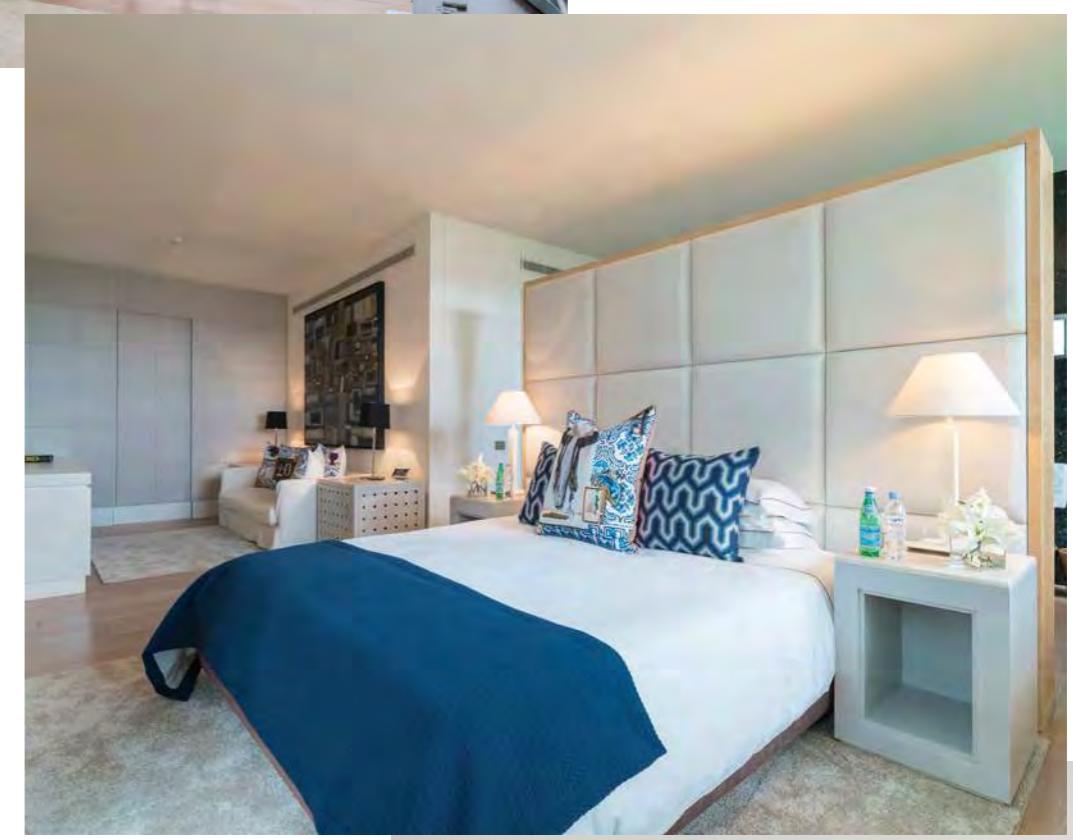


EXCEPTIONAL VILLA FOR RENT PERCHED ON THE SLOPES OF CAP FERRAT WITH AN EXQUISITE VIEW OF THE MEDITERRANEAN SEA

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.

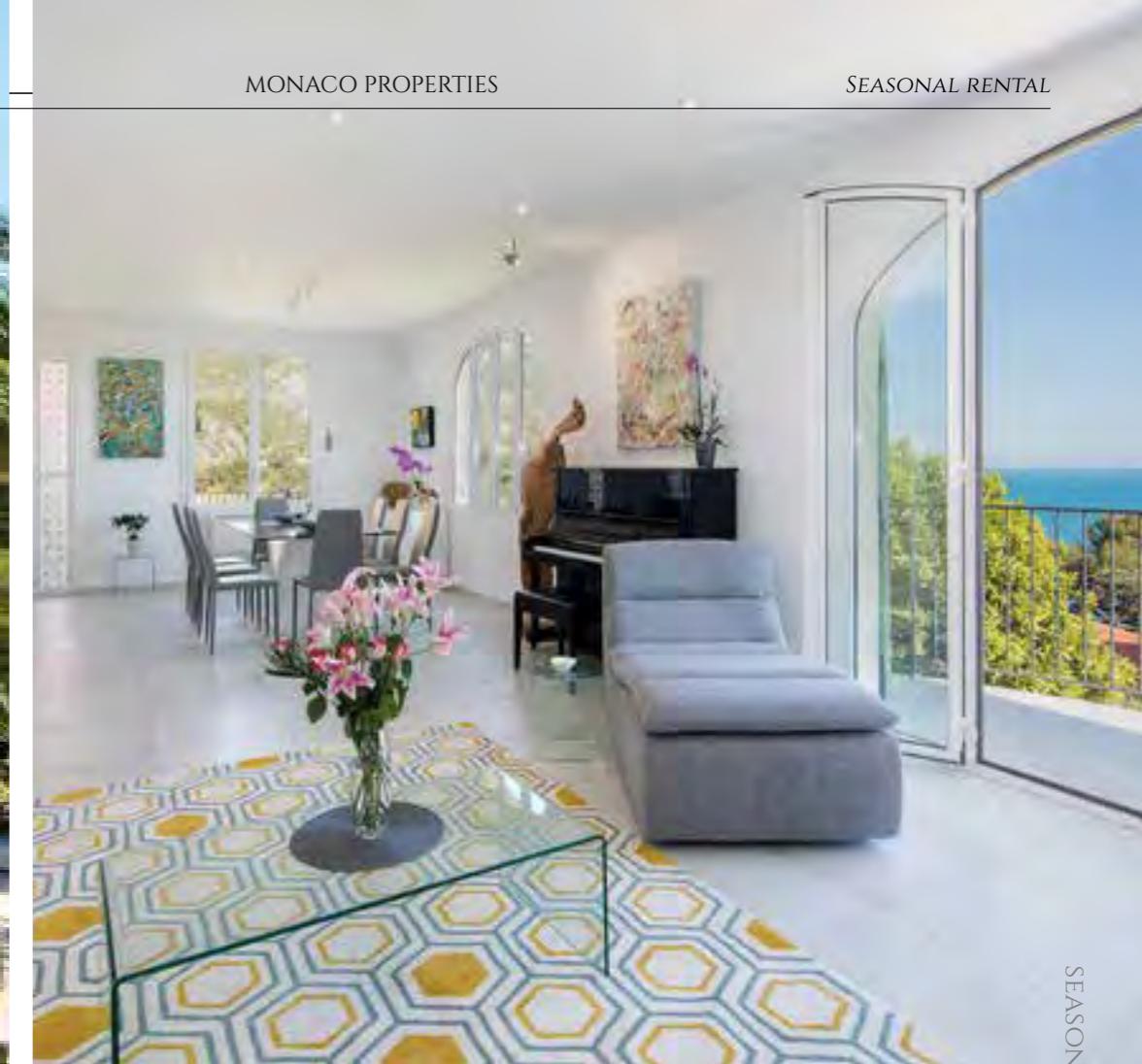
Visitors to Villa O will have everything to hand they could possibly want for. Rooms are spacious, with wonderful views, and with a high-quality finish befitting this kind of luxury living. The external areas and gardens are as varied as they are wonderful, with pagodas, terraces, eco swimming pool, 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.



Product type: Villa rental
Living area: 1250 m²
Total area : 2000 m²
Terrace area: 700 m²
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





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 180° 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.

Product type: villa
Price: on request
Living area: 200 m²
Total area: 1200 m²
Num rooms: 6

Land area: 1000 m²
Num parking: 2
Num. bedrooms: 4
Country: France
Ref.: LSF0520-4

Located in a quiet and safe residential area, fully air-conditioned and tastefully furnished. Ideally accommodating four couples, in 4 large bedrooms/ 4 bath.

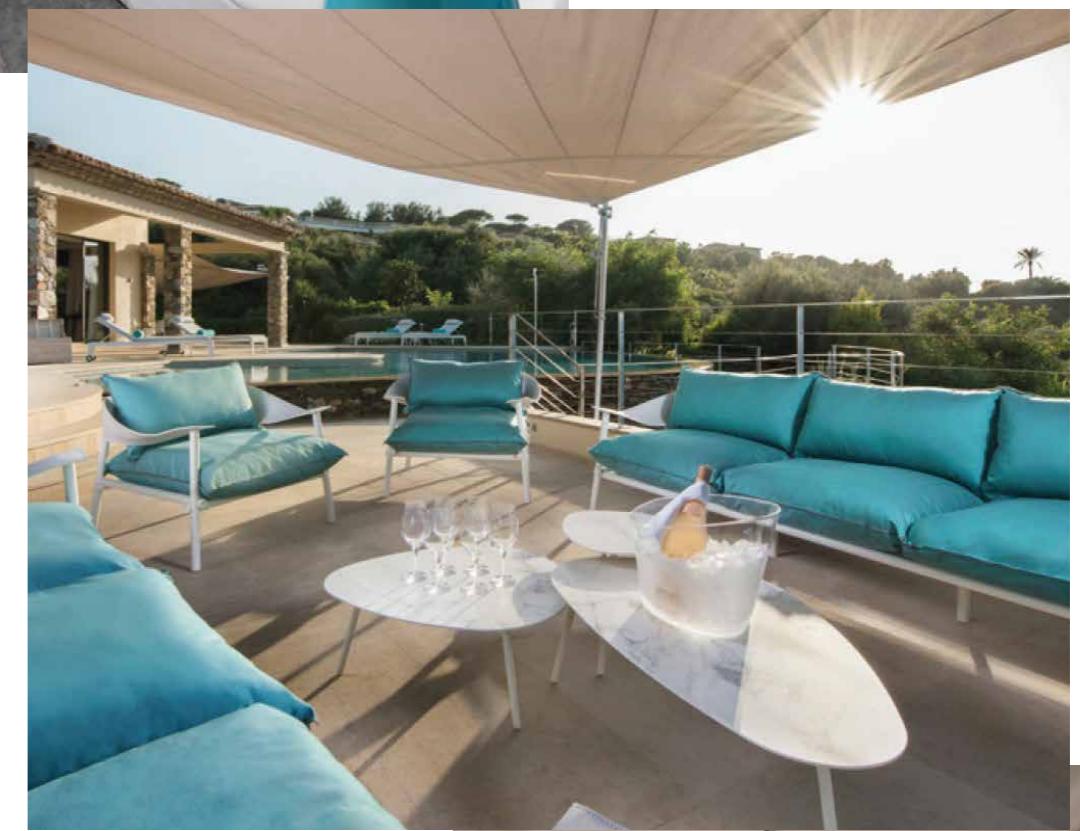
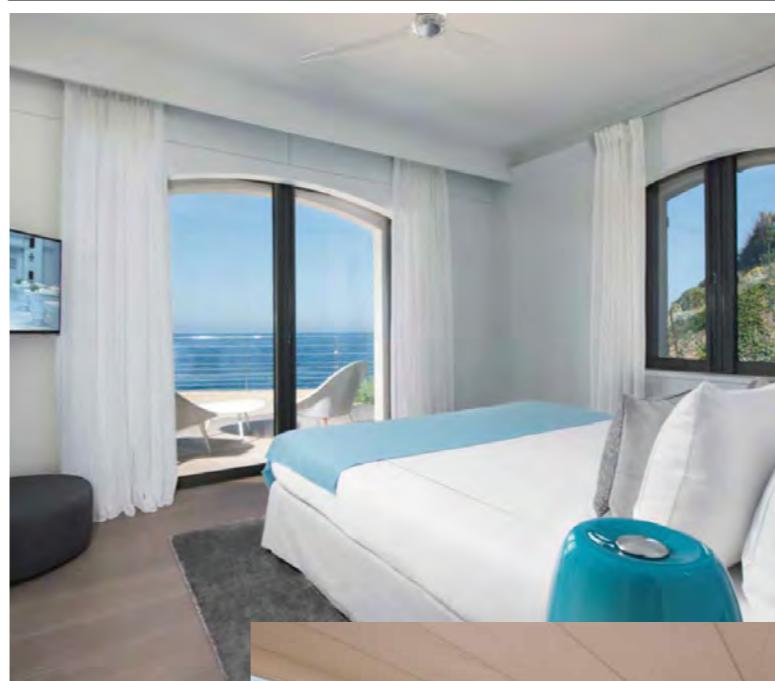
Lighted Tennis court. Whether with family, wedding, anniversary, a group of friends, this is an exceptional property for your event.

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.



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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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 m²
Total area: 5 554 m²
Land area: 5 154 m²
Num bedrooms: 7
City: Saint-Tropez
Country: France
Ref.: LSF0120-2
Price: 50 000 - 75 000 €

Indicative Prices, more
information upon application

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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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.

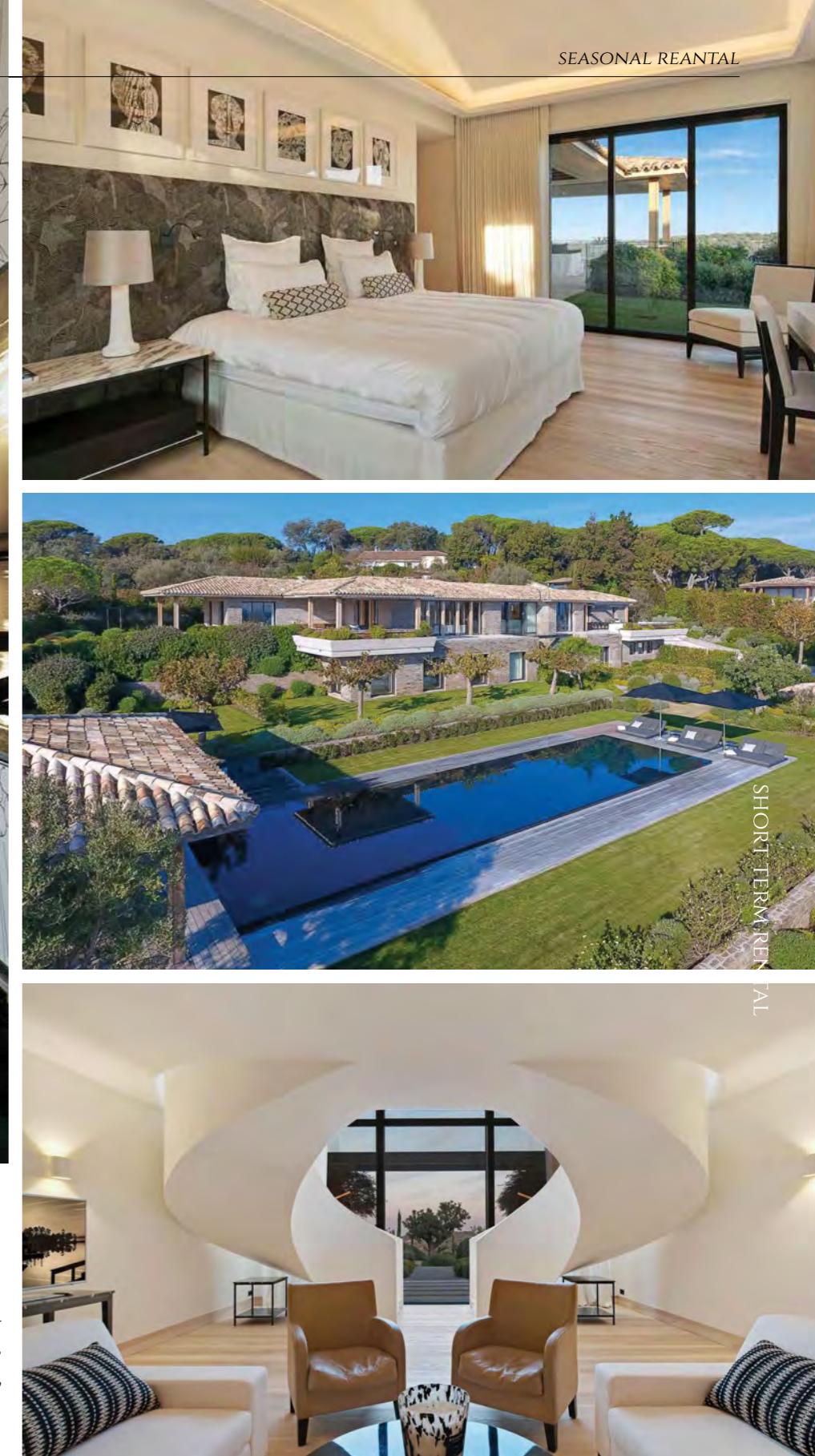
The first floor Villa entrance leads to a fully furnished lining room with a 75" plasma screen and a working fireplace. On the one hand, the dining room is made up of a large table for 12 and the fitted kitchen includes a cold room and a table for 6. The whole floor leads to the covered terrace, outdoor 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 ²	City: Saint-Tropez
Total area: 5 400 m ²	Country: France
Garden area: 4 700 m ²	Ref.: LS0520-2

SAINT TROPEZ

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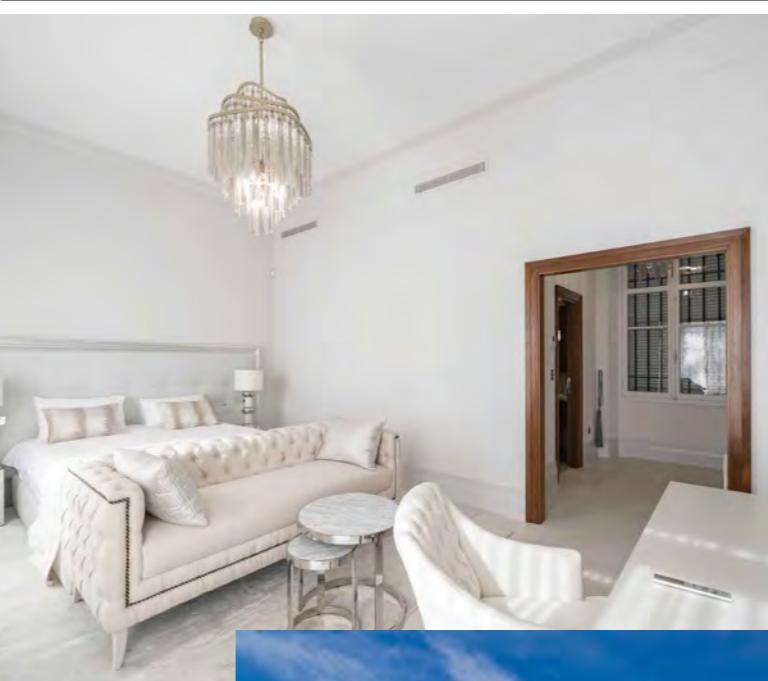


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Product type: Villa
 Living area: 1200 sqm
 Num bedrooms: 8
 City: Cannes
 Country: France
 Ref.: LS0320-1
 Price: 200.000 EUR

Indicative Prices, more information upon application.



STUNNING 8 BEDROOM CHATEAU IN THE CENTER OF CANNES WITH SEA VIEWS, POOL AND EASY ACCESS TO THE CROISETTE 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 "Iles de Lérins" and sea view
- 1200 sqm

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

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ISSUE 03 | SPRING 2022

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