

MONACO PROPERTIES

MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

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YOUR GUIDE TO
REAL ESTATE &
LIFESTYLE

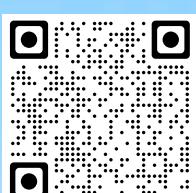
NEWS FROM THE REAL ESTATE
MARKET OF
MONACO

LES
AMBASSADEURS

BY CHRISTOPHE CUSSAC
EARNS TWO MICHELIN STARS
IN RECORD TIME

AWARD WINNER:
MONACO PROPERTIES

PROPERTIES ON
THE FRENCH
RIVIERA



SCAN ME

ISSUE 06 | 2024 / 2025

WWW.MONACOPROPERTIES.MC
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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

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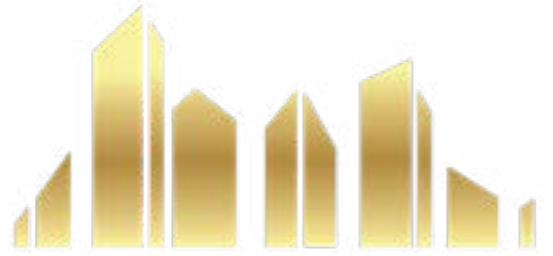
Monaco,
a dynamic real estate market

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





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One.

Editor's Word



Dear Readers,

Welcome to the new edition of Monaco Properties Magazine, your ultimate guide to the finest real estate in Monaco and the French Riviera during the most festive time of the year.

In this issue, we delve into the latest market analysis, offering invaluable insights into Monaco's ever-evolving real estate trends and forecasts. Our expert contributors share their knowledge on the most recent interior design innovations, cultural highlights, and exciting economic developments, ensuring you remain informed about the lifestyle

and opportunities that make Monaco one of the world's most coveted destinations.

The Principality transforms into a glamorous haven, where festive lights shine brightly against the Mediterranean backdrop, creating an ambiance of warmth and sophistication. From exclusive New Year's events and winter markets to cozy indoor retreats, Monaco offers the perfect setting for celebrating the season in luxury.

As we approach 2025, we reflect on the milestones of the past year and look forward to the opportunities in the year ahead. Whether you're investing in a new property or enjoying the unique festive spirit of Monaco, we are here to guide you every step of the way.

We hope this issue not only inspires your real estate



pursuits but also deepens your appreciation for the unparalleled lifestyle Monaco offers.

Whether you are considering a property investment or simply enjoying the luxury that Monaco embodies, we are here to help you make the most of every moment.

Thank you for choosing to spend your time reading Monaco Properties Magazine. We hope that, along with a delicious cup of coffee or a warm, cozy drink, you enjoy every page. We look forward to continuing to bring you the very best in luxury real estate and lifestyle content throughout 2025 and beyond.

Wishing you a festive holiday season and a prosperous New Year!

Warm regards,

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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LUXURY LIFESTYLE AWARDS TOP 100 AWARDS 2024

Dear Team of Monaco Properties Real Estate Agency,

It is with great pleasure that we confirm your success and congratulate you for being selected in the TOP 100 Luxury Real Estate Brokers of the World 2024.

The objective of the TOP 100 is to recognize the elite group of companies that represent the Best of the Best, selected and assessed by numerous industry sources, based on reputation, credibility, brand awareness, luxury experience and service excellence. The TOP 100 list showcases the best Real Estate Brokers worldwide to celebrate the superior levels of quality and excellence demonstrated by their commitment to deliver exceptional results.

After a thorough assessment and review process, Monaco Properties Real Estate Agency has been distinguished as one of the best in the international real estate market and has been awarded a prestigious place in the TOP 100 Luxury Real Estate Brokers of the World in 2024. Your impeccable reputation and professional performance have been recognized and acknowledged.

Please accept our heartfelt congratulations on behalf of the Organizing Committee of Luxury Lifestyle Awards upon achieving such a great result and getting your efforts recognized and celebrated.

We wish you continued success in 2025 and beyond and hope to see you among our participants next year too.

Organizing Committee
of Luxury Lifestyle Awards

Alexander Chetchikov



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FRONT ROW

WHERE LUXURY MEETS THE THRILL OF THE GRAND PRIX.



IF YOU'RE IN SEARCH OF A LUXURY MONACO RESIDENCE WITH UNPARALLELED VIEWS OF THE MONACO GRAND PRIX CIRCUIT, LOOK NO FURTHER. IMAGINE WAKING UP EACH DAY TO THE BREATHTAKING SIGHT OF THE RACE AND ENJOYING EXCLUSIVE ACCESS TO THE EXCITEMENT RIGHT FROM YOUR BALCONY. CONTACT THE TEAM AT MONACO PROPERTIES TODAY TO EXPLORE OUR PORTFOLIO FEATURING SOME OF MONACO'S MOST EXCLUSIVE RESIDENCES FOR SALE AND RENT, WHERE YOU CAN EXPERIENCE THE THRILL OF FORMULA ONE'S MOST LEGENDARY RACE CIRCUIT FROM THE COMFORT OF YOUR OWN HOME. DON'T MISS THE OPPORTUNITY TO LIVE WHERE LUXURY MEETS THE ADRENALINE OF THE GRAND PRIX. MONACO PROPERTIES – WHERE LUXURY MEETS THE THRILL OF THE GRAND PRIX.

The LUXURY RESIDENCES

Front-Row Seats to the Grand Prix

NESTLED IN THE HEART OF MONTE-CARLO, MONACO, IS A COLLECTION OF EXCLUSIVE RESIDENCES THAT NOT ONLY DEFINE LUXURY LIVING BUT ALSO OFFER AN UNPARALLELED SPECTACLE: FRONT-ROW SEATS TO THE WORLD-REOWNED MONACO GRAND PRIX. LET'S EXPLORE THESE RESIDENCES THAT REDEFINE THE ART OF LIVING, WHERE THE ROAR OF ENGINES HARMONIZES WITH THE SOPHISTICATION OF MONACO'S LIFESTYLE.

Vue-Grand-Prix-Monaco: A Monaco Properties Exclusive

The streets of Monaco come alive each year with the roar of Formula One engines as the legendary 3.37-kilometer circuit winds its way through this principality, considered the most challenging on the F1 calendar. While many spectators gather at grandstands or aboard private yachts, the most privileged Monaco residents enjoy the spectacle right from the comfort of their exclusive residences.

SHANGRI-LA: Where Luxury Meets the Grand Prix

Positioned next to the renowned Port Hercules, the Shangri-La residence is a jewel offering some of the best views of the Monaco Grand Prix circuit. Overlooking the grid section, grandstands, and the start/finish straight, Shangri-La provides residents with an extraordinary vantage point, with some residences enjoying a panoramic view of more than 60 percent of the race circuit.

LE MIRABEAU: Refined Living with a Grand Prix View

Rising 26 stories above Monaco, Le Mirabeau is an elegant residence providing vistas of the Sun Casino hairpin, one of the most legendary turns of the Monaco Grand Prix. Situated near Monte-Carlo's highly coveted Carré d'Or on Avenue Princesse Gracie, Le Mirabeau residents benefit not only from a prime location but also from a range of amenities, including a swimming pool, gym, 24-hour security, and concierge services.

BEAU RIVAGE: A Symphony of Elegance and Racing Excitement

Directly opposite Port Hercules, the Beau Rivage residence is an exquisite dwelling located on Avenue d'Ostende, offering unobstructed views of the Monaco Grand Prix race circuit. From this privileged spot, residents can witness the start/finish straight, the tunnel-to-chicane straight, and the exit from the Sainte Dévote corner.

LE PANORAMA: Where Panoramic Views Meet Grand Prix Thrills

Situated on Rue Grimaldi in the district of La Condamine, Le Panorama provides residents with a superb view of the pit lane exit road. Residents can marvel at the cars racing through the first corner at Sainte Dévote and ascending the Beau Rivage to the legendary Casino Square. Beyond the thrill of the Grand Prix, Le Panorama offers breathtaking views of Port Hercules.

LES CARABELLES: The Epitome of Monaco Grand Prix Luxury Living

Earning a reputation as one of the most coveted residences for experiencing race day, Les Carabelles offers a panoramic view of almost 70 percent of the Monaco Grand Prix circuit. Encompassing the start/finish line, the entire harbor area, the straight to the Monte-Carlo Casino, and the straight from the tunnel to the chicane, residents also enjoy stunning vistas of Port Hercules and the Mediterranean Sea.

SHAPING SKYLINE MONTE-CARLO'S TRANSFORMATIVE JOURNEY

MONACO PROPERTIES, WITH A LEGACY OF 25 YEARS IN LUXURY REAL ESTATE, ACTS AS YOUR GUIDE THROUGH THE SHIFTING URBAN LANDSCAPE.

MONACO'S URBAN RENAISSANCE: NAVIGATING THE FUTURE OF LUXURY LIVING

Step into the heart of Monte-Carlo, where the winds of change bring forth a contemporary renaissance. This article takes you on a captivating exploration of the harmonious blend of tradition and modernity shaping the principality's future.

ARCHITECTURAL SYMPHONY: MONTE-CARLO'S TRANSFORMATIVE JOURNEY

Monte-Carlo, a realm where history dances with the avant-garde, has witnessed the rise of architectural gems like One Monte-Carlo, Petite Afrique, and 26 Carré d'Or. A sage guide in the luxury real estate realm becomes the storyteller of this spellbinding metamorphosis, weaving tales of tradition blending harmoniously with contemporary allure.

SCHUYLKILL CHRONICLES: BOULEVARD DE SUISSE'S REBIRTH

Casting our gaze toward the future, the Schuylkill project at 19 Boulevard de Suisse emerges as a beacon of renewal, promising a €170 million rejuvenation over 40 months by

“SUSTAINABLE ELEGANCE - INNOVATIONS IN MONTE-CARLO'S URBAN DESIGN”

In the ballet of progress, sustainability takes center stage. Applaud the choreography of the building, gracefully perched on pilings to minimize its earthly footprint. Visual delights of flourishing greenery adorn its façade, home to the headquarters of CMB, sanctuaries for the Monaco Red Cross, and residences crowned with parking for 111 vehicles and 25 subterranean cellars.

SUSTAINABLE ELEGANCE - INNOVATIONS IN MONTE-CARLO'S URBAN DESIGN

2027. Envision this project as a majestic ode to the convergence of modern aspirations with the very soul of Monte-Carlo. SPÉLUGUES

PLATEAU PINNACLE:

A visionary spectacle unfolds on the Spélugues plateau, a high-rise dream at 23 Avenue de la Costa awaiting its administrative ballet. Eagerly anticipate the potential of this €150 million masterpiece orchestrated by the virtuoso architect Emmanuel Deverini

— a 23-story symphony poised to redefine the skyline.

“
MONTE-CARLO, A REALM WHERE HISTORY DANCES WITH THE AVANT-GARDE, HAS WITNESSED THE RISE OF ARCHITECTURAL GEMS LIKE ONE MONTE-CARLO, PETITE AFRIQUE, AND 26 CARRÉ D'OR
”

The architectural innovation behind the new projects symbolizes a harmonious blend of urban functionality and natural aesthetics, ensuring the highest quality.



NEW PRINCESS GRACE HOSPITAL EXTENSION

Set against the picturesque backdrop of Monaco's bay, the Princess Grace Hospital project, slated for completion in 2032 with a staggering budget of 687 million euros, emerges as the Principality's most ambitious public investment venture. Envisaged as an 85,000 m² hospital complex, the project aims to redefine healthcare with 394 beds, a dedicated psychiatric sector boasting 66 beds, and an array of cutting-edge operating theaters. In addition to a substantial parking facility offering 650 car spaces and 180 for two-wheelers, the future Princess Grace Hospital Center prioritizes patient well-being.



BESPOKE PERSPECTIVE:

IN THE CAPTIVATING NARRATIVE OF MONTE-CARLO'S TRANSFORMATION, STAND AS THE MAESTRO, ORCHESTRATING A NUANCED HARMONY BETWEEN INNOVATION AND HERITAGE. ENSURE OUR CLIENTELE NOT ONLY WITNESSES BUT UNDERSTANDS THE DYNAMIC PULSE OF LUXURY LIVING IN MONACO. JOIN US ON THIS UNPARALLELED JOURNEY AS WE NAVIGATE THE NUANCES OF MONTE-CARLO'S REAL ESTATE EVOLUTION, PROMISING A SYMPHONY OF EXCLUSIVITY AND INSIGHT.



EXPLORING MONACO'S ARCHITECTURAL HERITAGE

FROM BELLE ÉPOQUE OPULENCE TO MODERN LUXURY

MONACO AND ITS ARCHITECTURAL HERITAGE TELL A CAPTIVATING TALE OF HISTORY AND OPULENCE. AT MONACO PROPERTIES, WE TAKE YOU ON A JOURNEY TO DISCOVER THE EARLY ARCHITECTURE THAT LAID THE FOUNDATION FOR THE PRINCIPALITY'S ENDURING ALLURE.

BELLE ÉPOQUE SPLENDOR: A GLIMPSE INTO THE PAST

Monaco's early architecture, particularly during the Belle Époque era, is a testament to the principality's commitment to elegance and luxury. Strolling through the streets reveals opulent mansions adorned with intricate detailing, evoking the grandeur of a bygone era. These architectural marvels showcase a fusion of neoclassical and ornate styles, embodying the sophistication that has defined Monaco for centuries.

THE PRINCE'S PALACE: A SYMBOL OF SOVEREIGNTY

Perched on the Rock of Monaco, the Prince's Palace stands as an iconic landmark. Its medieval architecture, with fortified walls

and towers, speaks to the principality's rich history. Originally a Genoese fortress, the palace evolved over centuries, blending various architectural influences. Today, it remains both a residence and a symbol of Monaco's enduring sovereignty.

MONTE CARLO CASINO: GRANDEUR IN GAMING

No exploration of Monaco's architecture is complete without a visit to the Monte Carlo Casino. Designed by Charles Garnier, the visionary behind the Paris Opera House, the casino is a masterpiece of Beaux-Arts architecture. Its lavish interiors, adorned with marble, gold, and crystal, exemplify the glamour that has defined Monte Carlo since the late 19th century.

LUXURY RESIDENCES: THE EVOLUTION OF ELEGANCE

Monaco's residential architecture mirrors the evolving tastes of its affluent residents. From Belle Époque villas to modern penthouses, each property tells a unique story. The juxtaposition of classic and contemporary designs reflects Monaco's commitment to preserving its heritage while embracing innovation.

LE ROCHER: OLD-WORLD CHARM

Le Rocher, or the Rock of Monaco, is home to charming narrow streets and historic houses. The tightly packed buildings showcase traditional Mediterranean architecture, with vibrant facades and wrought-iron balconies. It's a neighborhood where the past seamlessly intertwines with the present.

A VISION FOR THE FUTURE: SUSTAINABLE LUXURY

As Monaco embraces the future, sustainable architecture takes center stage. The principality is committed to eco-friendly initiatives, ensuring that modern developments align with environmental responsibility. Green roofs, energy-efficient technologies, and innovative design concepts contribute to a vision of Monaco that is both luxurious and environmentally conscious.

MONACO'S EARLY ARCHITECTURE IS A CAPTIVATING BLEND OF HISTORY, LUXURY, AND INNOVATION. FROM THE TIMELESS ELEGANCE



“THE PRINCIPALITY IS COMMITTED TO ECO-FRIENDLY INITIATIVES, ENSURING THAT MODERN DEVELOPMENTS ALIGN WITH ENVIRONMENTAL RESPONSIBILITY.”

OF BELLE ÉPOQUE TO THE MODERN SUSTAINABILITY INITIATIVES, EACH ARCHITECTURAL FACET CONTRIBUTES TO MONACO'S STATUS AS A GLOBAL SYMBOL OF OPULENCE. AT MONACO PROPERTIES, WE CELEBRATE THIS RICH HERITAGE, CONNECTING YOU WITH RESIDENCES THAT EMBODY THE ESSENCE OF MONACO'S ARCHITECTURAL SPLENDOR



WELCOME TO MONACO: YOUR GUIDE TO REAL ESTATE, RESIDENCY, AND LIFESTYLE

UNIQUE REAL ESTATE



WELCOME TO MONACO, A JEWEL ALONG THE FRENCH RIVIERA, RENOWNED FOR ITS LUXURIOUS LIFESTYLE, PRESTIGIOUS REAL ESTATE, AND FAVORABLE TAX ENVIRONMENT. NESTLED BETWEEN FRANCE AND THE MEDITERRANEAN SEA, MONACO OFFERS UNPARALLELED OPPORTUNITIES FOR THOSE SEEKING A UNIQUE BLEND OF SOPHISTICATION, SECURITY, AND COSMOPOLITAN LIVING. IN THIS COMPREHENSIVE GUIDE BROUGHT TO YOU BY MONACO PROPERTIES, WE DELVE INTO THE ESSENCE OF MONACO, COVERING EVERYTHING FROM REAL ESTATE INVESTMENTS TO RESIDENCY OPTIONS AND LIFESTYLE HIGHLIGHTS.



“AT MONACO PROPERTIES, OUR COMMITMENT EXTENDS BEYOND REAL ESTATE TRANSACTIONS. WHETHER YOU'RE ENVISIONING YOUR DREAM HOME, EXPLORING LUCRATIVE INVESTMENT OPPORTUNITIES, OR EMBARKING ON A NEW LIFESTYLE JOURNEY, OUR DEDICATED TEAM IS HERE TO GUIDE YOU EVERY STEP OF THE WAY. WELCOME TO MONACO – WHERE LUXURY LIVING CONVERGES WITH UNPARALLELED FINANCIAL POTENTIAL.”

THE EXPERIENCE OF EXCELLENCE

Monaco, with its azure coastline tracing the French and Italian Rivieras, exudes opulence and allure. It boasts a realm of grandeur and prestige, where the spheres of royalty, celebrity, and power intersect in a captivating display of extravagance.

Within its compact 2 square kilometers, Monaco hosts a vibrant tapestry of cultures and nationalities, pulsating with the rhythm of cosmopolitan life. Monaco transcends its glamorous facade; it stands as a testament to human ingenuity and the pursuit of excellence. From its sumptuous hotels to its extravagant yachts, Monaco epitomizes the pinnacle of luxury living, reflecting the boundless aspirations of the human spirit.

In Monaco, dreams take flight against a backdrop of sun-drenched cliffs and sapphire seas, where each corner holds the promise of adventure and discovery. For those who dare to embrace its allure, Monaco offers not merely a glimpse of paradise but a tantalizing taste of the extraordinary.

MONACO REAL ESTATE OVERVIEW

The Monaco real estate market is synonymous with opulence and exclusivity. From prestigious apartments overlooking the Mediterranean to lavish villas nestled in the hills, it offers a diverse range of luxury properties to suit every discerning buyer. With its limited land area and high demand, Monaco's real estate market remains resilient, making it an attractive investment opportunity for both local and international buyers.

Monaco's vibrant spirit radiates through its diverse districts, each possessing its own distinctive charm. La Condamine pulsates with the vigor of commerce and ambition, anchored by the lively Port Hercule and its bustling business district. In Monte-Carlo, the atmosphere crackles with anticipation, fueled by the roar of fast cars, the allure of haute couture boutiques, and the timeless charm of the legendary Monte-Carlo Casino. Meanwhile, Monaco Ville, standing proudly atop a sun-kissed peninsula, whispers tales of bygone eras amidst its ancient ramparts and cobblestone streets.



Monaco: Residency and Tax Advantages

Monaco's appeal is magnified by its favorable tax environment and residency benefits. The principality imposes no income tax on residents (with the exception of French and U.S. citizens) and maintains low business tax rates. Furthermore, residents enjoy the advantages of zero wealth tax, capital gains tax, and inheritance tax, establishing Monaco as an ideal destination for high-net-worth individuals and entrepreneurs seeking financial freedom.

Investment Opportunities

Monaco's flourishing economy, stable political landscape, and strategic location position it as a magnet for global investors. Whether you are contemplating residential properties, commercial ventures, or development projects, Monaco presents an array of investment opportunities across diverse sectors. With a robust rental market and strong potential for capital appreciation, investing in Monaco real estate promises long-term stability and growth.

Monaco Lifestyle and Culture

Beyond its financial allure, Monaco boasts a vibrant cultural scene, hosting world-class events and offering unparalleled amenities. From prestigious yacht shows and thrilling Formula 1 races to Michelin-starred dining and luxury shopping, the lifestyle here is unmatched by any other destination. Residents gain access to exclusive clubs, renowned cultural institutions, and pristine beaches, cultivating a lifestyle that epitomizes luxury and refinement.

Inheritance Tax and Banking

Monaco's advantageous tax laws extend to inheritance matters, allowing beneficiaries to inherit assets from Monaco residents without incurring inheritance tax. Additionally, the principality's banking sector is celebrated for its stability, discretion, and efficiency, providing a range of tailored financial services to meet the needs of affluent clients worldwide.

YOUR PERSONALIZED JOURNEY WITH MONACO PROPERTIES

At Monaco Properties, our commitment goes beyond mere real estate transactions. Whether you are envisioning your dream home or exploring investment opportunities, our dedicated team is here to assist you.

Welcome to Monaco—where lifestyle aspirations seamlessly intertwine with financial prosperity. Begin your journey into the heart of Monaco's essence here. Contact Monaco Properties today and embark on your path to luxurious living in the heart of the French Riviera!

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MONACO PROPERTIES WINS PRESTIGIOUS LUXURY REAL ESTATE AGENCY MARKETING AWARD

WE ARE PROUD TO SHARE A REMARKABLE MILESTONE
FOR OUR AGENCY: MONACO PROPERTIES HAS BEEN
AWARDED THE LUXURY LIFESTYLE AWARD 2024 FOR BEST
LUXURY REAL ESTATE AGENCY MARKETING IN MONACO.

The Luxury Lifestyle Awards are renowned for recognizing exceptional achievements across global industry sectors, celebrating those who uphold the highest standards of luxury and excellence. Following a rigorous evaluation process, our agency has been recognized as a leader in Monaco's competitive real estate market. This award is a testament to our unwavering commitment to innovation, luxury, and superior service.

This prestigious accolade highlights our team's tireless dedication at Monaco Properties. Every member has contributed to elevating our agency's reputation by consistently delivering the highest level of service to our clients. This recognition is not only a reward for our innovative marketing strategies but also a validation of the passion and expertise behind everything we do.

We are deeply honored by the acknowledgment from the Luxury Lifestyle Awards Organizing Committee. Their recognition of our

marketing excellence underscores our strategic approach to showcasing the finest properties in Monaco. It positions us at the forefront of the luxury real estate market. Our creative campaigns, tailored to the exclusive tastes of high-net-worth individuals, are designed to reflect the unique allure of Monaco—one of the world's most coveted destinations.

At Monaco Properties, this award serves as a symbol of our dedication to continually raising the bar in luxury real estate marketing. It also reaffirms our standing as an industry leader, trusted by discerning clients seeking the most exclusive real estate opportunities in Monaco.

As we celebrate this honor, we remain committed to our mission of delivering bespoke real estate solutions while embracing innovation and exclusivity. We are excited about the future and look forward to sharing exclusive developments with you in the coming months. Together, we have redefined

the standard of excellence in luxury real estate, establishing Monaco Properties not just as an agency, but as your trusted partner in your real estate journey.

A heartfelt thank you to our valued clients for your unwavering support and trust. Your belief in our vision has been instrumental in helping us achieve this remarkable milestone. To you, our loyal clients, we promise to continue delivering unparalleled real estate experiences and setting new standards of excellence in Monaco's luxury market. Your partnership fuels our relentless pursuit of perfection, and we look forward to continuing this extraordinary journey together.

REACH OUT TO MONACO PROPERTIES TODAY:

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**LUXURY LIFESTYLE
AWARDS 2024** *16th Annual*

Dear Team of Monaco Properties Real Estate Agency,

It is with great pleasure that we confirm your success and congratulate your achievement in the Luxury Lifestyle Awards 2024. The objective of these awards is to recognize excellence across the whole range of industry sectors and maintain the highest standards in the industry worldwide.

After a thorough research process, Monaco Properties Real Estate Agency has been distinguished as one of the best in the real estate market. Your impeccable reputation and professional performance have been recognized and acknowledged. Now we are pleased to announce, that in accordance with the results of our research and selections, Monaco Properties Real Estate Agency has become a Winner of Luxury Lifestyle Awards in the category of:

Best Luxury Real Estate Agency Marketing in Monaco

Please accept our heartfelt congratulations on behalf of the Organizing Committee of Luxury Lifestyle Awards upon achieving such a great result and getting your efforts recognized and celebrated. We look forward to seeing some exciting promotions of your success in the coming months, and we also hope to see you among our participants next year too.

Organizing Committee
of Luxury Lifestyle Awards

Alexander Chotchikov



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FROM THE FAST LANE TO THE SKIES: AN EXCLUSIVE INTERVIEW WITH A FORMULA 1 LEGEND - THIERRY BOUTSEN

THE GUEST'S JOURNEY FROM A PASSIONATE CHILD FASCINATED BY CARS TO A SUCCESSFUL FORMULA ONE DRIVER WHO LATER TRANSITIONED INTO THE AVIATION INDUSTRY, IS TRULY INSPIRING. HIS TECHNICAL EXPERTISE AND HANDS-ON EXPERIENCE HAVE BEEN PIVOTAL IN BOTH HIS RACING AND AVIATION CAREERS. DESPITE FACING NUMEROUS CHALLENGES, HIS UNWAVERING BELIEF IN HIS ABILITIES AND COMMITMENT TO EXCELLENCE HAVE FUELED HIS SUCCESS. WHETHER ON THE TRACK OR IN THE SKIES, HIS STORY STANDS AS A TESTAMENT TO THE POWER OF PASSION AND PRECISION.

Thank you for joining us today. Let's dive right in. You have always had a remarkable ability to perform well under difficult conditions. Can you tell us more about that?

Sure. I enjoy the challenge of varying conditions on the track. It requires a good eye to see what's happening and adapt quickly. I thrive in these situations because I like the difficulty. Often, even if I don't have the best car, I can make a difference with my driving style and skills.

That's fascinating. Many drivers find specific conditions intimidating, especially when it's slippery. How did you manage to excel in such conditions?

Growing up in Belgium, I had plenty of opportunities to practice in different conditions. It's more challenging to find such conditions in sunny Monaco, for example, so it was an advantage for me. Despite not always having the best car, like when I was with Williams, my skills often allowed me to make a difference.

You started your career very early. Do you remember any moment in particular when you realized this is your dream? What sparked your passion for Formula 1?

It's hard to pinpoint an exact moment, but my mother always said my professional life started when I was three years old. By the time I was seven, I was already saying I wanted to be a Formula 1 driver. I've always been fascinated by cars. Even as a child, at five years old, I could identify cars just by their sound. I was born for this.

That's a remarkable talent. You mentioned you had to be very patient. How did you manage your passion for racing while growing up?

My family wasn't wealthy, so we couldn't afford karting training and races at a very young age. I started racing at 18 while studying mechanical engineering. I joined a racing school, which was affordable, and I won their championship. This win gave me a car for four races, which was the beginning of my career.

During your adolescence, did you consider any other career paths, or was racing your only focus?

Racing was my only focus. I even taught my mother to drive when I was eight since she didn't have a license. I also drove my father's car to the garage when I was 12, but I chose to take it around a block a few kilometers away. My father just laughed when I was escorted home by the police. Even though it was serious, he recognized my passion and talent. My passion for driving was always evident.

That's an interesting story. You chose to study mechanical engineering. Was your interest in the mechanics of cars as strong as your passion for driving?

Absolutely. By 13 or 14, I was preparing motorbike engines for my friends and myself. During my engineering studies, I prepared an engine for racing as a project and used it in my car. With this engine, I won 15 out of 18 races, which was a big success and helped secure sponsorship for my driving.



Your ability to construct and use the engine to win must have been very special. Did you ever doubt your path or face significant challenges that made you question your dream?

I always believed in my goal and never doubted my path. My passion and belief in my abilities were unwavering. It was my reason for life.

Your mental strength seems crucial to your success. You also continued endurance racing with Porsche. Can you tell us about that transition?

Yes, endurance racing with Porsche was a significant part of my career post-Formula 1. I even won the American Championship in 1988. It was a different type of racing, but my experience in Formula 1 helped me adapt and excel.

That's impressive. After retiring from racing, how did you transition into the aviation business?

When I retired, I had no clear plan. However, a friend needed help buying a private jet, and my experience made

me the perfect person to assist. This led to more opportunities, and eventually, I started my own aviation business.

It seems like your hands-on experience with mechanics has been invaluable. How do you ensure the same level of precision and passion in your aviation business?

I approach every project as if it were for myself. Precision and attention to detail are crucial. We've sold over 420 planes in 72 countries, always ensuring the highest standards.

Currently, you have two companies focused on aviation and classic cars. Can you tell us more about these ventures?

My main business is aviation, which has been a passion of mine since I was 21. I also have a business dealing with classic cars, another passion of mine. Both ventures stem from my lifelong interests.

What inspired you to dive into the world of classic automobiles?

After establishing myself in aviation, I wanted to explore other passions. Classic cars have always fascinated me. I saw an opportunity to leverage my experience in a new field, and it was a natural transition given my background in high-precision industries.

Given your success in aviation, what challenges did you face when starting in the classic car business?

The classic car market is unique and has its own set of challenges. Unlike aviation, where the standards are more uniform, classic cars require specialized knowledge and a deep understanding of their history and maintenance. I had to build a new network and adapt to a different kind of customer demand.

You've mentioned the evolution of technology and its impact on various fields, from aviation to automotive design. How do you view the balance between human intuition and computer-driven solutions, especially as technology advances?



The balance between human intuition and computer-driven solutions is crucial. Technology has undoubtedly advanced our capabilities, allowing for precision and efficiency that was once unimaginable. Computers can analyze vast amounts of data and manage complex systems, but they lack the human touch—the ability to respond to unpredictable situations with intuition and creativity. While computers handle many tasks with incredible accuracy, there are nuances and unexpected scenarios where human judgment remains essential. Ideally, a combination of both can yield the best results, integrating the reliability of technology with the adaptability of human insight.

As you continue to grow your business, are there any emerging trends or technologies you are

particularly excited about?
I'm excited about the integration of technology in classic car restoration and maintenance. Innovations such as advanced diagnostic tools and preservation techniques are enhancing how we care for these vehicles.

Looking ahead, what are your long-term goals for your business in both aviation and classic cars?

In aviation, we aim to expand our reach and continue providing top-tier service to our clients. For the classic car business, we plan to further develop our global network, enhance our services, and explore new market opportunities. Our long-term goal is to stay fresh as a leader in both fields by staying at the forefront of industry trends and maintaining our commitment to excellence.

Your journey has been truly inspiring. Thank you for sharing your insights and experiences with us today.

Thank you. It's been a pleasure to discuss my journey and the businesses I'm passionate about. I appreciate the opportunity to share my experiences.

That was absolutely a pleasure to get a chance to chat about your extraordinary experiences - is there any final message you'd like to share with our audience?

I would like to emphasize the importance of passion and dedication in any endeavor. Whether it's in aviation, classic cars, or any field, finding something you truly love and committing to it can lead to great success and fulfillment. Thank you for the opportunity to share my journey.



THIERRY BOUTSEN IS A NAME SYNONYMOUS WITH SPEED, PRECISION, AND VERSATILITY. WITH A DISTINGUISHED CAREER IN THE HIGH-OCTANE WORLD OF FORMULA 1, MR. BOUTSEN EARNED A REPUTATION FOR HIS TECHNICAL PROWESS, CONSISTENT PERFORMANCE, AND UNYIELDING DETERMINATION ON THE RACETRACK. DRIVING FOR PRESTIGIOUS TEAMS SUCH AS WILLIAMS, BENETTON, AND LIGIER, HE SECURED THREE GRAND PRIX VICTORIES AND 15 PODIUM FINISHES IN HIS 164 STARTS. HOWEVER, MR. BOUTSEN'S STORY DID NOT CONCLUDE WITH HIS FINAL LAP IN 1995. INSTEAD, HE SHIFTED GEARS INTO THE WORLD OF AVIATION, FOUNDING ONE OF THE MOST SUCCESSFUL BUSINESS JET COMPANIES. IN THIS EXCLUSIVE PROFILE, WE EXPLORE MR. BOUTSEN'S REMARKABLE JOURNEY FROM A CELEBRATED FORMULA 1 DRIVER TO A THRIVING ENTREPRENEUR, UNCOVERING HIS INSIGHTS INTO RACING, BUSINESS, AND HIS PASSION FOR PERFECTION ACROSS MULTIPLE DISCIPLINES.

ABOUT MR. THIERRY BOUTSEN

Mr. Thierry Boutsen is a distinguished Belgian former Formula 1 driver, successful businessman, and aviation entrepreneur whose remarkable career demonstrates a seamless transition from the racetrack to the boardroom. Born in Brussels, Belgium, Mr. Boutsen's passion for speed began in the competitive world of karting and junior formula racing. After making his Formula 1 debut with Arrows in 1983, he quickly established himself as a formidable driver, known for his skill, adaptability, and meticulous attention to detail. Since moving to Monaco in 1984, he has based his life and businesses here.

Throughout his illustrious 11-year F1 career, Mr. Boutsen drove for five different teams, achieving three Grand Prix victories—most notably at the 1989 Canadian Grand Prix, the 1989 Australian Grand Prix, and the 1990 Hungarian Grand Prix—while scoring a total of 132 points.

Upon retiring from Formula 1 in 1993, Mr. Boutsen turned his focus to aviation, founding Boutsen Aviation in Monaco. Leveraging his engineering expertise and keen eye for detail, he built a thriving business dedicated to the sale and acquisition of business jets. Under his exceptional leadership, the company has successfully completed over 420 aircraft transactions across 72 countries, earning a respected reputation in the aviation industry.

Beyond aviation, Mr. Boutsen further merged his passion for racing with his business ventures by establishing Boutsen Classic Cars, a company dedicated to trading and restoring vintage automobiles. Fluent in multiple languages and widely admired for his sharp business acumen, Mr. Thierry Boutsen continues to inspire as a figure who has successfully channeled his competitive spirit from the fast lanes of Formula 1 to the skies and the world of classic cars.



GIVENCHY AND HOTEL METROPOLE MONTE-CARLO : A BEAUTIFUL ALLIANCE

In the heart of Monaco's prestigious Carré d'Or, overlooking the shimmering Mediterranean, lies the iconic Hotel Metropole Monte-Carlo. This luxurious retreat, a sanctuary of elegance and sophistication, offers an escape from the hustle and bustle of the principality. Built in 1889 in the purest Belle Époque style, the palace underwent a meticulous renovation in 2004 by the renowned French designer Jacques Garcia. His vision preserved its Mediterranean charm while infusing it with a contemporary sophistication that delights the senses.

The hotel's 125 rooms and suites, alongside its exquisite restaurants and inviting pool, epitomize the pleasures of life.

Three distinct gastronomic experiences await guests: the two Michelin-starred restaurant "Les Ambassadeurs by Christophe Cussac", with its refined Mediterranean flavors; Yoshi, the only Japanese restaurant on the French Riviera with a Michelin star, offering inventive twists on traditional Japanese cuisine; and Odyssey, the lounge-restaurant designed by Karl Lagerfeld, presenting light, modern dishes around a heated saltwater pool.

In their unrelenting pursuit of perfection, Hotel Metropole Monte-Carlo has partnered with Givenchy to create a spa experience that mirrors the hotel's elegance and sophistication.



SPA METROPOLE BY GIVENCHY HAS BEEN AWARDED "MONACO'S BEST HOTEL SPA 2024"

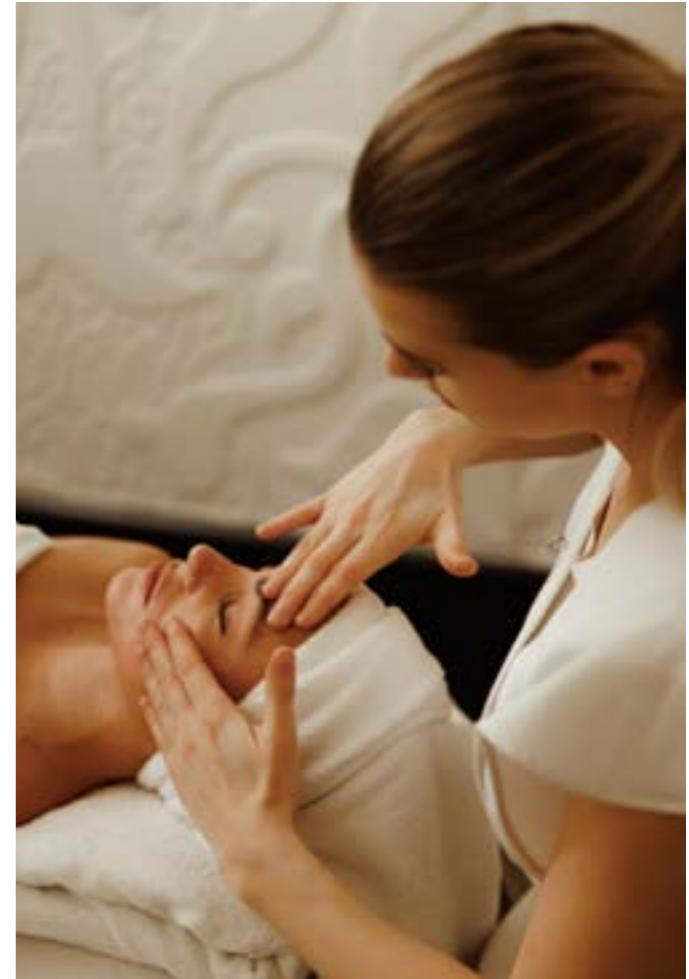
Spa Metropole by Givenchy: The Luxury of Taking Time for Yourself

As I stepped into the serene oasis of Spa Metropole by Givenchy, designed by architect Didier Gomez, I was immediately enveloped by an atmosphere of tranquility and refinement. The entrance, with its clean lines and bold black accents, sets the tone for what is to come: an immersive experience where contemporary materials and a digital plant wall create an ambiance of absolute serenity. Each of the ten treatment rooms, including a double suite and a single suite equipped with a bath and private hammam, is a sanctuary of relaxation.

Decorated in nuanced shades of white, with walls embossed to evoke the lace of Haute Couture gowns, every detail speaks of elegance and luxury. Guests can choose a personalized fragrance to accompany their experience, adding a bespoke touch to their relaxation.

A Symphony of Treatments

The spa offers a "Heat Experience" package, featuring a sauna, hammam, caldarium, ice fountain, and sensory showers. The state-of-the-art gym, equipped with the latest Technogym and Kinesis equipment, and the Pedi:Mani studio by Bastien



Gonzalez, provide a holistic approach to wellness. The background music, curated by Béatrice Ardisson, personalizes the treatment experience with playlists tailored to guests' preferences. A dedicated Givenchy beauty boutique showcases the brand's products, from makeup and skincare to fragrances. Here, the exclusive L'Atelier de Givenchy fragrance collection makes its debut, offering 11 unique scents for an olfactory wardrobe that complements both men and women.

The Philosophy of Wellness by Givenchy

"The secret to elegance is being yourself," said Hubert de Givenchy, and this philosophy is at the heart of Givenchy spas. Each treatment at Spa Metropole by Givenchy is more than just a procedure—it's a transformative experience. The spa's advanced formulas, sumptuous textures, and expertly choreographed rituals offer face and body care treatments that combine effectiveness and sensory delight, promising an unforgettable moment of self-care.

Givenchy skincare products such as Le Soin Noir, L'Intemporel, and Hydra Sparkling utilize the latest scientific discoveries to provide targeted solutions for all skin types. These treatments, complemented by the Givenchy Le Makeup range, enhance natural beauty and offer creative expression through advanced formulas and extraordinary color expertise.

Signature Treatments

Le Soin Noir Renaissance

Intégrale: This face and body treatment harnesses the regenerative powers of algae for remarkable anti-aging effects, renewing the skin and promoting well-being.

Signature Metropole Treatment by Givenchy: A bespoke ritual that combines targeted treatments and next-generation products to enhance skin beauty, restore radiance, and relieve tension.



Givenchy Massages

Divine Harmony: A natural, enveloping massage for pure relaxation.

Muscle Coaching: Ideal before or after physical activity, it prepares muscles and aids recovery.

Energy Boost: Revitalizes energy flows and restores balance.

Anti-Gravity: Stimulates circulation and lymphatic drainage for detoxification.

“THE SECRET TO ELEGANCE IS BEING YOURSELF”
- HUBERT DE GIVENCHY

Special Interludes

Celestial Body Interlude: Combines a scrub, wrap, and massage for soft, refined skin.

Anti-Jet Lag Interlude: Targets travel-related stress and fatigue.

All-Around Beauty Interlude: Offers a complete makeover with body and facial treatments.

PLAN YOUR RETREAT:

The Spa Metropole by Givenchy and the Fitness Studio await, open daily from 7 am to 9 pm.

For bookings and inquiries, reach out to :

+377 93 15 13 70
or send us an email at
spa.givenchy@metropole.com



THE ALLIANCE BETWEEN HOTEL METROPOLE MONTE-CARLO AND GIVENCHY OFFERS GUESTS AN UNPARALLELED EXPERIENCE IN LUXURY, GASTRONOMY, AND WELL-BEING. THE SPA METROPOLE BY GIVENCHY IS NOT JUST A RETREAT; IT'S A SANCTUARY WHERE SOPHISTICATION AND REJUVENATION HARMONIZE, ENSURING AN EXTRAORDINARY EXPERIENCE THAT TRANSCENDS THE ORDINARY. FOR THOSE SEEKING THE ULTIMATE IN RELAXATION AND REFINEMENT, SPA METROPOLE BY GIVENCHY IS THE EPITOME OF INDULGENCE.

In the world of haute cuisine, few names resonate with the same prestige as *Les Ambassadeurs*. Once a celebrated gastronomic destination of the 1920s, this legendary venue has been meticulously restored and reimagined under the expert guidance of Michelin-starred chef Christophe Cussac. Nestled within the illustrious Hotel Metropole Monte-Carlo, the revival of *Les Ambassadeurs* marks a new chapter in Monaco's culinary legacy.

LES AMBASSADEURS BY CHRISTOPHE CUSSAC - A CULINARY TRIUMPH, EARNS TWO MICHELIN STARS IN RECORD TIME

Christophe Cussac: The Maestro Behind the Revival
Christophe Cussac, a culinary virtuoso with an illustrious career, stands at the helm of this exciting venture. His journey through the world of fine dining is a testament to his exceptional talent and dedication. From his early days during the iconic Jamin-Robuchon era in 1981 to his stints at Troisgros Roanne and the family-run inn Saint Michel in Burgundy, Cussac has honed his craft in some of the most esteemed kitchens. His tenure at the Reserve de Beaulieu and his long-standing collaboration with Joël Robuchon at the Metropole since 2004 have cemented his reputation as a master of refined, yet accessible cuisine.

Today, Cussac steps into the spotlight with the reopening of "Les Ambassadeurs by Christophe Cussac." This revival not only pays homage to the venue's storied past but also introduces a fresh, contemporary approach to Mediterranean cuisine.

A Philosophy of Simplicity and Excellence

Cussac's culinary philosophy is rooted in simplicity and purity. "Over time," he reflects, "I have learned to simplify, to go straight to the products, without complicating them. My goal is that when someone tastes my cooking, they immediately understand. And remember it. That's my ideal. Keep it simple, but above all good."

This ethos is vividly reflected in the new menu at *Les Ambassadeurs*. Dishes such as freshly marinated sardine with caviar and Menton lemon, and sea bream tartare with caviar cannelloni, showcase his commitment to unadorned excellence. The menu also features highlights like gamberoni

"I HAVE LEARNED TO SIMPLIFY, TO GO STRAIGHT TO THE PRODUCTS, WITHOUT COMPLICATING THEM. MY GOAL IS THAT WHEN SOMEONE TASTES MY COOKING, THEY IMMEDIATELY UNDERSTAND. AND REMEMBER IT. THAT'S MY IDEAL. KEEP IT SIMPLE, BUT ABOVE ALL GOOD."

In this gastronomic symphony, Hotel Metropole Monte Carlo shines brightly with Yoshi, the only Michelin-starred Japanese restaurant on the Côte d'Azur since 2010, also confirming its excellence. With three Michelin stars in total for the establishment, Hotel Metropole Monte Carlo reaffirms its commitment to illuminating the Monaco culinary scene.

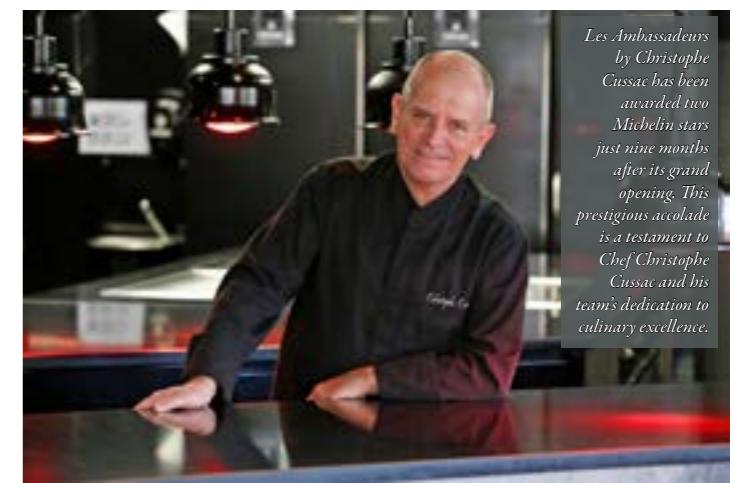
rossi with summer salad and rosemary burrata, lobster lasagne with tarragon and spinach, John Dory with artichoke and coriander broth, and veal chop with porcini mushroom sauce. Desserts are seasonally inspired, including beechwood-smoked chocolate with crunchy gavotte and lemon tartlet with basil sorbet.

Two Michelin Stars and a Legacy Reborn

In a remarkable turn of events, *Les Ambassadeurs by Christophe Cussac* has been awarded two Michelin stars just nine months after its grand opening. This prestigious accolade is a testament to Chef Christophe Cussac and his team's dedication to culinary excellence.

Their journey, which began in July last year, has culminated in an extraordinary dining experience that surpasses expectations.

An Homage to Tradition, A Celebration of Innovation
Opened in July 2023 and designed by Jacques Garcia, *Les Ambassadeurs* exudes a warm and inviting atmosphere that promises an unforgettable dining experience. Guests are treated to a journey through simple, contemporary, and authentic Mediterranean cuisine, elevated by a deep reverence for French terroir.



Les Ambassadeurs by Christophe Cussac has been awarded two Michelin stars just nine months after its grand opening. This prestigious accolade is a testament to Chef Christophe Cussac and his team's dedication to culinary excellence.

A Collective Triumph

"I am deeply honored by this recognition from the Michelin Guide," says Chef Christophe Cussac. "These stars are the result of the hard work and devotion of my entire team. We have traveled this path together, each member bringing their unique contribution, dedication, and talent. These stars shine for each of us, for we know that we cannot achieve great things alone. It is a collective victory, and I am incredibly grateful to every person who has contributed to our success."



Contact Information

*For reservations and further information:
Restaurant *Les Ambassadeurs* by Christophe Cussac*

*Open Thursday to Monday for dinner only :
7:30pm - 11:00pm*

*Reservations: +377 93 15 15 10
Email: restaurant@metropole.com*



LUXURIOUS CARPETS WITH A STORY: DISCOVER THE WORLD OF GALERIE SHAYESTEH

ARE YOU SEEKING AN EXQUISITE CARPET WITH A RICH NARRATIVE WOVEN INTO ITS FIBERS? WELCOME TO GALERIE SHAYESTEH, MONACO'S PREMIER DESTINATION FOR FINE CARPETS AND RUGS. HERE, EACH PIECE TELLS A UNIQUE STORY OF ARTISTRY AND HERITAGE, OFFERING MORE THAN JUST A DÉCOR STATEMENT—IT'S A JOURNEY THROUGH HISTORY.

Where Monaco Finds Its Finest Carpets

Whether you're a collector with a discerning eye or simply appreciate the beauty of fine craftsmanship, Galerie Shayesteh invites you to explore an extraordinary selection of Persian, Oriental, Asian, and modern rugs. Every carpet is meticulously sourced and accompanied by a certificate of authenticity, ensuring that each acquisition is both genuine and of the highest quality.

The Passion Behind Galerie Shayesteh

Founded over two decades ago by Mr. Christopher Shayesteh, a true connoisseur of carpets, Galerie Shayesteh stands as a benchmark for excellence in Monaco's luxury market. Mr. Shayesteh's love for the intricate artistry woven into every piece led him to transform his passion into a profession, creating a gallery that now defines Monaco's carpet landscape.

Experience More Than a Purchase

At Galerie Shayesteh, purchasing a carpet is more than a transaction—it's an experience. Along with a stunning collection, the gallery offers a range of professional services, including free estimates, expert restoration, and cleaning services. Each service is delivered by a team of professionals who share a deep reverence for this craft, ensuring your carpets maintain their beauty for generations.



MR. SHAYESTEH'S JOURNEY:

CRAFTSMANSHIP & HERITAGE

With over 35 years of experience in the textile industry, Mr. Christopher Shayesteh brings unparalleled expertise to Monaco's luxury carpet market. Born into a family deeply rooted in the textile trade, he, alongside his brothers, inherited a passion for textiles from an early age.

After relocating to Monaco in 1987, Mr. Shayesteh pursued his lifelong dedication to preserving the cultural and artistic heritage of Persian carpets. He founded Galerie Shayesteh, a space where traditional artistry and contemporary tastes converge. His commitment to excellence, coupled with his profound respect for the craft, has enabled him to build long-lasting relationships with clients from diverse backgrounds.

Mr. Shayesteh believes that each carpet is more than a decorative piece—it's a work of art with a soul. His dedication to quality and customer satisfaction is evident in every aspect of the business, from personalized consultations to the intricate restoration work.

As the gallery continues to thrive, Mr. Shayesteh remains committed to upholding the legacy of fine craftsmanship and storytelling woven into each piece. His vision for the future is clear: to ensure that these traditions live on for generations, enriching the homes of those who appreciate the finest in luxury carpets.



ADDRESS:
24, BOULEVARD D'ITALIE,
98000 MONACO

MONDAY TO FRIDAY:
9:00 AM TO 6:00 PM
SATURDAY BY APPOINTMENT
ONLY

PHONE: +377 97 77 10 56
+33 6 75 70 11 80
EMAIL: CHAYESTE@MONACO.MC

"EACH CARPET IS MORE THAN A DECORATIVE PIECE—IT'S A WORK OF ART WITH A SOUL."

For all your carpet needs, from sourcing exceptional pieces to expert restoration services, Tapis Shayesteh is your trusted partner.

Contact us today and experience the timeless beauty of Persian rugs with Galerie Shayesteh!

EXCLUSIVE INTERVIEW: UNVEILING THE ARTISTRY WITH CHRISTOPHER SHAYESTEH

STEP INTO THE ENCHANTING WORLD OF GALERIE SHAYESTEH, WHERE EVERY CARPET IS A TESTAMENT TO ARTISTRY AND CULTURAL HERITAGE. IN THIS EXCLUSIVE INTERVIEW, WE EXPLORE THE JOURNEY OF CHRIS SHAYESTEH, THE FOUNDER AND OWNER OF MONACO'S PREMIER DESTINATION FOR LUXURIOUS CARPETS AND RUGS.

WITH A DEEP-ROOTED PASSION FOR PERSIAN RUGS AND A COMMITMENT TO EXCEPTIONAL QUALITY AND SERVICE, MR. SHAYESTEH OFFERS VALUABLE INSIGHTS INTO THE CRAFTSMANSHIP AND HISTORY BEHIND EACH PIECE. JOIN US AS WE UNCOVER THE ARTISTRY OF THESE INTRICATELY WOVEN MASTERPIECES AND DISCOVER THE ENDURING LEGACY OF GALERIE SHAYESTEH IN THE REALM OF FINE CARPETS.

Thank you for joining us, Mr. Shayesteh. It's a pleasure to have you here!

Thank you for having me. It's a pleasure to be here.

To start, could you tell us about the background of Galerie Shayesteh and what inspired you to establish this business?

Certainly. Galerie Shayesteh was founded in 2002 with a vision to bring exceptional craftsmanship and unique designs to the world of carpets and rugs. My love for art and fascination with traditional weaving techniques inspired me to create a platform that showcases the beauty and heritage of these handmade pieces.

That's fascinating! It sounds like you have a deep appreciation for artistry. Can you elaborate on the specific specialization and expertise that sets Galerie Shayesteh apart from other carpet businesses?

At Galerie Shayesteh, we pride ourselves on offering a curated collection of carpets and rugs sourced directly from master weavers and artisans worldwide. Our focus is on providing clients with a selection of handcrafted, one-of-a-kind pieces that blend exquisite design, quality materials, and exceptional attention to detail. We specialize in both contemporary and traditional styles, catering to diverse tastes and preferences.

It sounds like you offer a truly unique experience. Can you highlight any particular offerings or services that customers can expect when they visit Galerie Shayesteh?

Absolutely! When customers visit

Galerie Shayesteh, they can expect a personalized and immersive journey into the world of carpets and rugs. Our knowledgeable staff is dedicated to providing expert guidance and assistance, ensuring that each client finds the perfect piece that aligns with their aesthetic vision and requirements. Additionally, we offer professional services such as custom designs, rug cleaning, restoration, and appraisal, catering to the diverse needs of our discerning clientele.

Your commitment to customer experience is evident. What do you believe sets Galerie Shayesteh apart from other luxury carpet businesses?

Quality and ethical sourcing are paramount to us. We collaborate with artisans who share our values and follow time-honored techniques to create exceptional pieces. Our strength lies in our curated collection—each piece is sourced directly from master weavers and artisans. By blending contemporary and traditional styles, we ensure there's something for everyone. The key difference is in the attention to detail: quality materials, handcrafted pieces, and a passion for exceptional artistry from around the world.

Your dedication to craftsmanship is truly inspiring. Now, we'd love to hear if there's a particular piece in your collection that holds a special place in your heart. Could you share the story behind it and what makes it so significant to you?

A special piece from my private collection is a rug made in 1971 to celebrate 2,500 years of a Persian

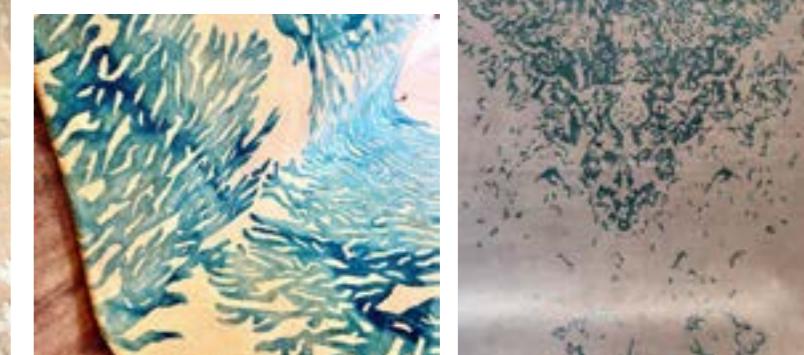
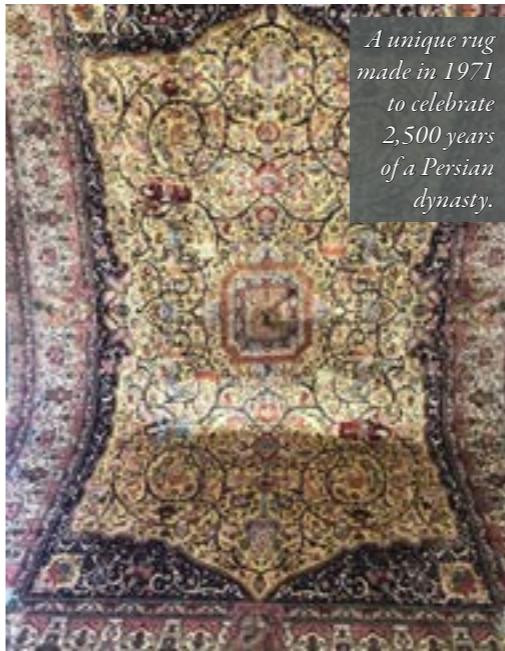
dynasty. This rug, made in Tabriz (Iran), the pieces of which are exceptionally rare, is entirely made of silk. The unusual mix of colors depicts King Koorosh (Cyrus the Great) in the center, surrounded by a horoscope. The border features a famous poem by Hafez. This is a truly unique piece that encapsulates the rich history and artistic craftsmanship of Persian rugs. Measuring 5 meters by 3.5 meters, there are only two originals ever made.

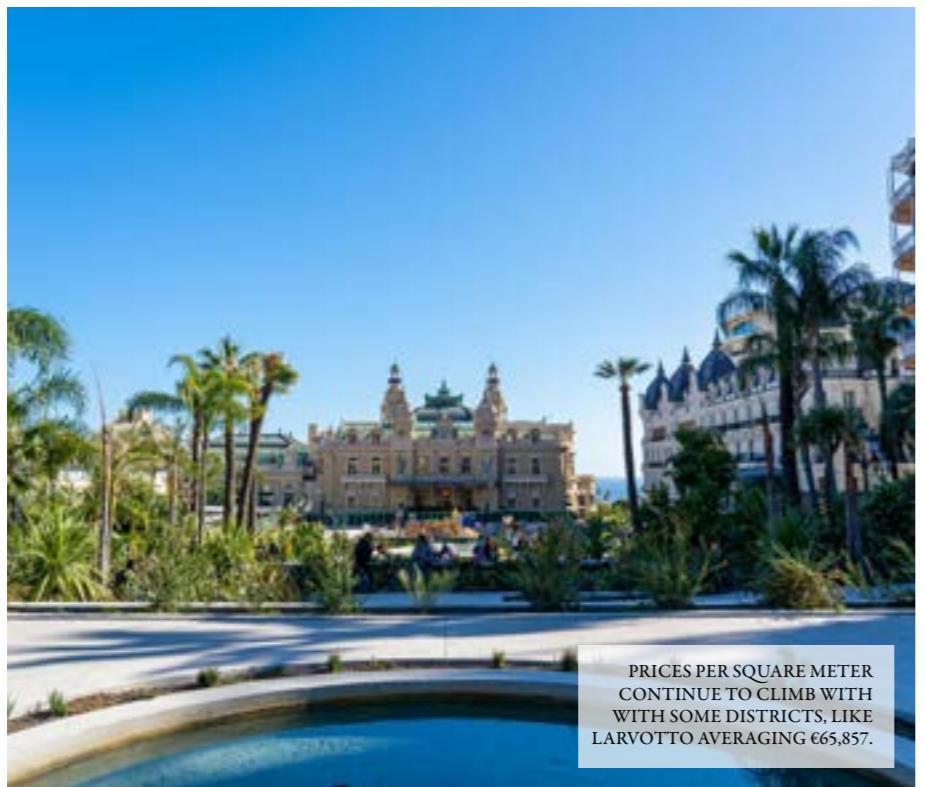
That sounds like an extraordinary piece with deep historical significance. As we near the end of our interview, could you share your vision for the future of Galerie Shayesteh?

Our vision for the future is to continue expanding our presence while maintaining our commitment to uncompromising quality and exceptional customer experiences. We aim to foster greater awareness and appreciation for the artistry and cultural significance of handmade carpets and rugs. Through collaborations with designers and participation in international exhibitions, we aspire to be at the forefront of the industry, showcasing the finest craftsmanship from around the world.

Thank you for sharing your journey with us, Mr. Shayesteh. It's been a pleasure speaking with you, and your passion for this remarkable craft truly shines through.

Thank you for having me. It was a pleasure sharing my passion for this extraordinary craft!





PRICES PER SQUARE METER
CONTINUE TO CLIMB WITH
SOME DISTRICTS, LIKE
LARVOTTO AVERAGING €65,857.

MONACO REAL ESTATE MARKET: OVERVIEW AND TRENDS

UNIQUE REAL ESTATE

In 2024, Monaco's real estate market remains resilient despite global economic challenges. Discover the latest trends, including record transaction values and shifting buyer preferences toward luxury properties. Gain insights into the Monte-Carlo and La Rousse districts, and learn about the key players shaping the market.

As we progress in 2024, Monaco's real estate market remains a focal point for investors and luxury property

seekers worldwide. Despite ongoing economic challenges, the principality has demonstrated resilience, particularly in its real estate sector. In this article, we'll delve into the latest trends and insights from Monaco's real estate market in 2023, providing you with a comprehensive overview to guide your investment decisions.

RECORD-BREAKING TRANSACTION VALUES AMID DECLINING SALES

In 2023, Monaco witnessed 416 real estate transactions, marking a decline of 105 transactions compared to 2022. Despite this reduction, the total transaction value soared to a record €3.23 billion, surpassing previous years. This trend underscores a significant shift toward high-value properties, driven by changing buyer preferences.

SHIFT IN BUYER PREFERENCES

A notable trend in 2023 was the decline in sales of smaller flats, such as studios and one-bedroom units. Buyers increasingly favored larger, more luxurious properties, which is reflected in the record-breaking transaction values despite the lower number of sales.

PRICES PER SQUARE METER CONTINUE TO CLIMB

In 2023, despite a decrease in the number of sales, Monaco's real estate market saw record-breaking transaction values. The mean price per square meter for resales reached €51,418, marking a modest 1% increase from the previous year and approaching the peak levels seen in 2021. This upward trend was evident across most districts, with five out of seven districts achieving their highest prices to date.

Monaco's property market is characterized by soaring prices and innovative development projects. Over the past decade, the average price per square meter has risen remarkably by 71%, from €37,242 in 2014 to €51,418 in 2023, with some districts, like Larvotto, averaging €65,857. Although there was a modest 1% growth in 2023, most districts saw an increase, surpassing all-time records in five out of seven districts.

MONTE-CARLO AND LA ROUSSE dominated property transactions in 2023, accounting for over 60% of all real estate transactions. La Rousse, with 31.7% of transactions, emerged as the most popular district for property resales since 2019, followed closely by Monte-Carlo at 30.7%.

Despite fewer transactions, Monaco Real Estate Market remains highly sought-after, with agents actively fulfilling client requests in these exclusive districts. Almost every district saw an increase in average price per square meter in 2023. Notably, La Condamine recorded a 19.7% rise to €54,099 per square meter, and Les Moneghetti saw an 18.3% increase to €46,511 compared to the previous year. Reflecting its ultra-exclusivity, Larvotto recorded the highest price per square meter at €65,857, up 5.6% from 2022.

DISTRICT-WISE ANALYSIS

Monte-Carlo and La Rousse continued to dominate the market, accounting for over 60% of resale transactions. These districts are home to some of the most luxurious properties in Monaco, and their popularity remains unchallenged.

La Rousse experienced a 4.2% increase in the number of resales, reclaiming its position as the top district for transactions for the first time since 2019. Meanwhile, Les Moneghetti saw a significant 31.8% decrease, highlighting a shift in buyer interest toward more central and prestigious locations.

TEN-YEAR TRENDS IN NEW PROPERTY PRICES

In the first nine months of 2023, 28 new properties were sold. Although this figure is 68.2% lower than the previous year's record, it remains higher than in 2021. The primary reason for this decline is the lack of flat completions. Two-thirds of the transactions were for off-plan properties, while one-third were for flats completed within the last five years.

Nearly half of all properties sold had four or more bedrooms, including three villas. This category of flats remained stable compared to 2022, while all other categories experienced significant declines.

In 2023, nearly half of the new flats sold had four bedrooms or more. One in two new flats sold for more than €28 million, with an average price of €37.1 million—almost three times the figure for 2022. This sharp rise in both mean and median prices can be attributed to the type of properties sold, with 60.7% of transactions involving flats with three or more bedrooms.

TEN-YEAR CHANGE IN THE NUMBER OF SALES BY FLAT TYPE:

The ten-year trend shows a remarkable increase in both mean and median sale prices. In 2023, the mean price of new flats was €37.1 million, and the median price was €28.5 million. This indicates a strong preference for high-end, spacious properties among buyers.

THE FUTURE OF MONACO'S REAL ESTATE MARKET

Looking ahead, the Monaco real estate market shows no signs of slowing down. The introduction of new ultra-luxury residences and the continued development of eco-district projects will only enhance the principality's appeal. With its unique combination of safety, stability, and luxury, Monaco remains a top destination for those seeking an exclusive and prosperous lifestyle.

CONCLUSION

The 2023 Monaco real estate market has demonstrated resilience and adaptability in the face of global economic challenges. While the number of transactions has decreased, the total transaction

Table 15. Ten-year change in the price per square metre of resales per district

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Evolution
Larvotto	48,336	NA*	NA*	70,414	60,078	NA*	65,520	59,899	62,351	65,887	5.5%
Fontvieille	42,762	37,839	45,120	43,637	45,819	52,946	51,872	56,839	55,279	59,175	7.0%
La Condamine	36,074	43,203	48,924	39,584	51,198	51,837	46,823	45,185	54,089	19,7%	
Monte-Carlo	41,002	40,584	46,502	47,081	55,684	52,856	51,527	60,007	56,054	51,828	-6.2%
La Rousse	31,779	33,743	36,878	38,413	42,250	42,519	41,890	47,710	47,880	48,866	2.5%
Les Moneghetti	24,792	27,930	36,091	28,455	37,048	45,600	36,714	37,879	39,307	46,511	18.3%
Jardin Exotique	23,136	26,563	28,636	34,505	38,808	36,449	37,332	36,460	37,836	41,614	10.0%
Monaco-Ville	64,138	NA*									

Unit: euro
Sources: Department of Tax Services, Monaco Statistics

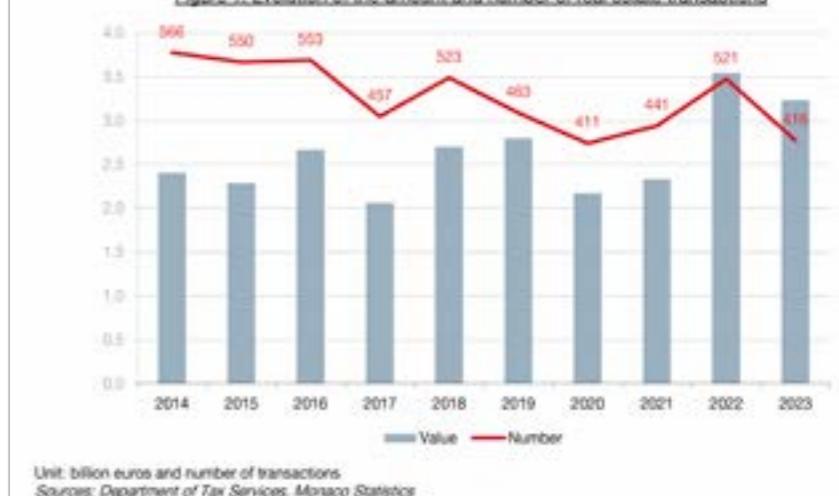
**MONACO PROPERTIES IS AT
THE FOREFRONT OF THIS
DYNAMIC MARKET, OFFERING
EXPERT GUIDANCE AND A
CURATED SELECTION OF THE
FINEST PROPERTIES AVAILABLE.
WHETHER YOU ARE LOOKING
TO INVEST IN A LUXURY
APARTMENT OR A COMMERCIAL
PROPERTY, OUR TEAM OF
EXPERIENCED AGENTS IS
HERE TO HELP YOU NAVIGATE
THE THRIVING MONACO
REAL ESTATE LANDSCAPE.
CONTACT US TO EXPLORE THE
EXCEPTIONAL OPPORTUNITIES
THAT AWAIT IN THE HEART OF
THE MEDITERRANEAN'S MOST
PRESTIGIOUS PRINCIPALITY.**

Table 14. Ten-year change in the mean price per square metre of resales

	Total value in millions of euros	Value ⁽¹⁾ in millions of euros	Share of the transactions with known surface area	Total known area	Mean price per m ² (1)
2014	2,055.8	1,750.4	78.0%	47,001	37,242
2015	1,834.2	1,374.7	78.5%	38,185	36,001
2016	2,212.7	1,689.0	74.2%	40,071	41,401
2017	1,801.8	1,355.5	80.8%	32,794	41,335
2018	2,327.4	1,911.5	79.2%	30,565	48,312
2019	2,475.4	1,861.5	82.3%	38,680	48,151
2020	1,954.0	1,717.9	87.6%	36,075	47,619
2021	2,096.1	1,792.7	79.4%	34,533	51,912
2022	2,350.2	1,986.2	81.3%	38,959	50,962
2023	2,192.3	1,960.9	85.6%	38,137	51,418

Unit: million euros, m² and euros
Sources: Department of Tax Services, Monaco Statistics

Figure 1. Evolution of the amount and number of real estate transactions



MONACO REAL ESTATE: NAVIGATING THE NEW WAVE OF LUXURY LIVING IN 2024

THE PRINCIPALITY OF MONACO HAS LONG BEEN A FAVORED DESTINATION FOR THE WORLD'S WEALTHIEST, THANKS TO ITS POLITICAL AND ECONOMIC STABILITY, FAVORABLE FISCAL ENVIRONMENT, AND EXCELLENT CLIMATE AND QUALITY OF LIFE.

This long-standing appeal has contributed to a booming residential property market over the past decade and beyond. Since 2010, the total volume of transactions has increased by over 500%, and the number of sales has grown by 130%. For a land-constrained microstate perched on the Côte d'Azur, this is no mean feat and a testament to Monaco's ongoing appeal. It underscores the willingness of prospective residents to pay increasing sums to buy into the Principality's lifestyle. While many markets began to struggle in the second half of 2022, Monaco real estate experienced a strong year. There were 520 transactions across the Principality, which, while lower than the highs seen between 2014 and 2016, was 10% above transaction

volumes seen in the past five years.

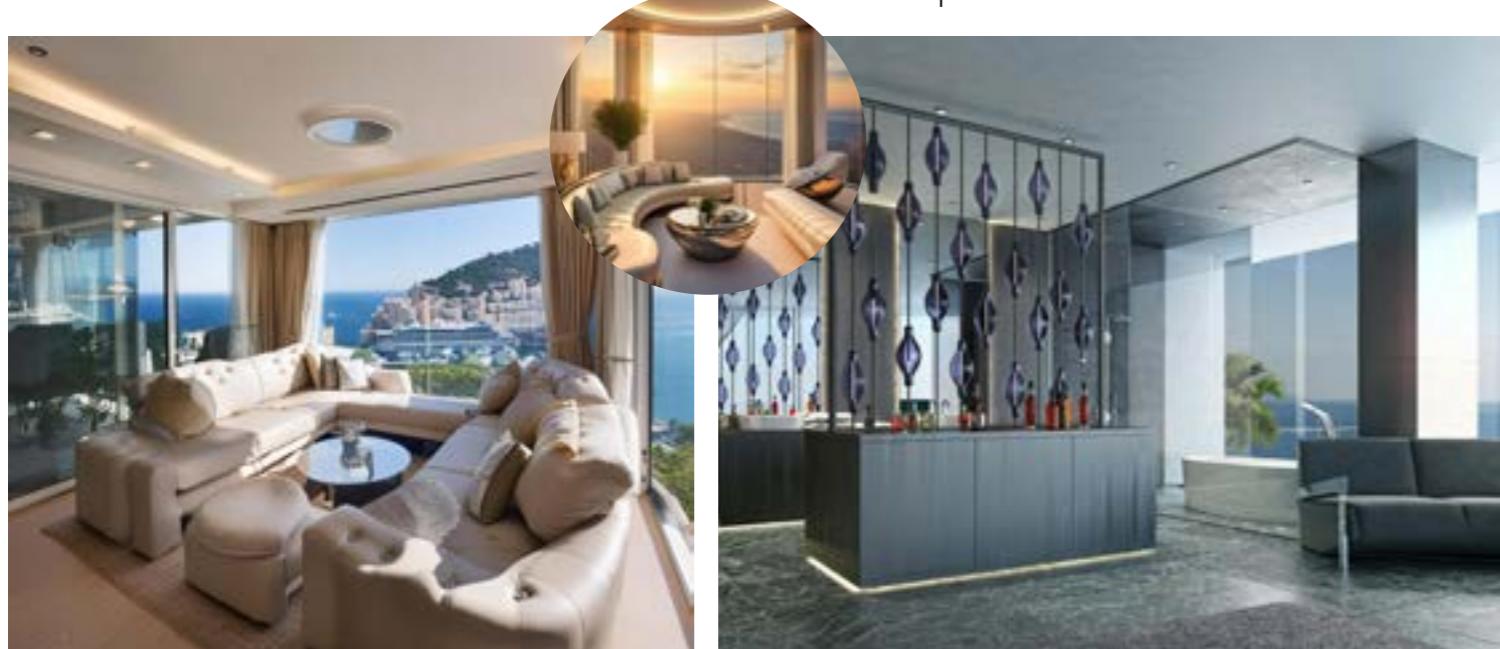
A Decade of Growth: The Numbers Tell the Tale

After a record-breaking year for pricing in 2021, when prices surged past the €50,000 per square meter barrier, 2022 saw another record being set. For the first time, total transaction volume reached €3.5 billion for the year, nearly three-quarters of a billion euros higher than the previous record set in 2019.

FOR THE FIRST TIME, TOTAL TRANSACTION VOLUME CAME TO €3.5 BILLION FOR THE YEAR, NEARLY THREE-QUARTERS OF A BILLION EUROS HIGHER THAN THE PREVIOUS RECORD SET IN 2019.

record transaction volume has largely been driven by the new-build market, which also achieved record-high sales volumes. New build sales crossed the €1 billion threshold for the first time in 2022, precipitated by a large number of properties coming to market—146 in 2022, the third highest number of deliveries ever, behind 1993 and 2015. The 88 new build sales that

Monaco achieved in 2022 were driven both by the high number of flats coming



to market and the ongoing construction projects, which have led to increased off-plan sales, representing nearly a 300% increase over 2021 figures. New builds accounted for a record 34% of total sales in Monaco in 2022, a remarkable figure compared to the average share of 8% since 2006.

Record-Breaking Trends of 2022

The race for space continues in Monaco, both as a result of the pandemic causing a global reassessment of housing needs and because of a change in approach to residence card applications in recent years, meaning greater scrutiny of the size of properties rented or bought by prospective residents. This change has filtered through the market, with many new developments offering larger apartments. As a result, the sales of apartments with three or more bedrooms increased by over €830 million in 2022 compared to the previous year, accounting for over 80% of the new build sales across the Principality. The number of resales in Monaco has returned to pre-pandemic levels. This rebound has largely been driven by the increase in sales of larger apartments, with two-bedroom or larger property sales increasing by 12% from 2021. Two-bedroom properties, in particular, saw the largest increase in sales, with 103 properties transacting, an increase of 18% from the previous year.

The Quest for Space

The volume of resales for the year reached €2.35 billion, with 432 properties changing hands. Two-thirds of these properties were priced below the €5 million mark; however, increasing numbers of sales at the top end of the market are helping to support rising total sales volumes. The number of properties sold with prices above €10 million has increased by over 50% in a year and 300% over the past decade. For decades, the prevailing story of the Monaco property market has been one of chronic

undersupply. For a microstate less than half the size of Central Park in New York City, this is hardly surprising.

Resale Market Resurgence

To meet the consistently high levels of demand, construction projects continue to proceed. There are two large projects in the pipeline: Mareterra and Bay House Monaco, along with other smaller projects such as Le Luciana and the second phase of Villa Portofino. The most ambitious of these developments, Mareterra, will add 110 apartments, ten villas, a new port, and a public park, along with other infrastructure, all built on land reclaimed from the sea. Each of these projects will bring much-needed stock to the Principality but will do little to keep up with the consistently high demand across Monaco. As with the rental sector in other prime residential markets, it is likely that the Monaco rentals market will

see another strong year in 2023, as a result of increasing numbers of residents flocking to the Principality in search of quality of life, safe havens from global economic turbulence, and the undersupplied sales and resale markets in Monaco. Many new residents will choose to rent before they purchase flats, further supporting rental market performance.

Conclusion: Monaco's Unstoppable Appeal
The 2023 Monaco real estate market has demonstrated resilience and adaptability in the face of global economic challenges. While the number of transactions has decreased, the total transaction value and average property prices have reached new heights. This trend indicates a growing preference for high-end, luxury properties, making Monaco an attractive destination for affluent buyers. Whether you are looking to invest in Monaco's real estate or stay updated on market trends, understanding these dynamics can help you make informed decisions.

“

THE TOTAL VOLUME OF RESALES FOR THE YEAR TOTALLED €2.35 BILLION, WITH 432 PROPERTIES CHANGING HANDS



Stay Updated

For the latest updates and insights on the Monaco real estate market, please contact us at:

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UNDERSTANDING SOCIÉTÉ CIVILE IMMOBILIÈRE - SCIS IN MONACO

UNLOCKING THE STRATEGIC ADVANTAGES OF AN SCI IN MONACO

IN THE EVER-EVOLVING WORLD OF REAL ESTATE INVESTMENT, CHOOSING THE RIGHT LEGAL STRUCTURE CAN MAKE ALL THE DIFFERENCE. ONE PARTICULARLY ADVANTAGEOUS OPTION IS THE SOCIÉTÉ CIVILE IMMOBILIÈRE (SCI), ESPECIALLY IN MONACO. THIS SERIES WILL EXPLORE THE COMPLEXITIES OF SCIS, HIGHLIGHTING THEIR BENEFITS, THE PROCESS OF ESTABLISHMENT, AND WHY THEY ARE AN EXCELLENT CHOICE FOR SAVVY INVESTORS.

WHAT IS AN SCI AND WHAT IS IT FOR?

An SCI (Société Civile Immobilière) is a non-commercial legal entity created to own and manage real estate. It allows members—whether family members or a group of individuals—to collectively own and manage properties in varying shares. SCIs are especially beneficial for those looking to manage the gradual transfer of inheritance, offering a structured and efficient way to handle real estate assets.

THE MONEGASQUE SCI ADVANTAGE

In Monaco, an SCI can acquire property both within the Principality and abroad, such as in France. The registration process for a Monegasque SCI is similar to that in France, with the key distinction that the company's registered office must be located in Monaco. A significant advantage of a Monegasque SCI is the confidentiality it offers; information about the company and its owners is not publicly accessible, except under specific conditions, such as official requests from authorities. Moreover, unlike its French counterpart, a Monegasque SCI can, if authorized by

its statutes, own movable assets, including financial instruments and shares. This flexibility provides substantial benefits for those who wish to collectively manage a portfolio of both financial and real estate assets.

HOW TO ESTABLISH AN SCI IN MONACO

Creating an SCI is relatively straightforward and typically occurs during the property acquisition phase. After signing a preliminary real estate purchase agreement, an accounting firm or notary will handle the SCI's creation. This process involves drafting the company's articles of association, publishing a registration notice, and registering the company with the Chamber of Commerce and the Internal Revenue Service.

HOW DOES AN SCI OPERATE?

An SCI requires at least two members, who may be individuals or legal entities, with no maximum limit on the number of owners and no restrictions on nationality. Even minors can be members since the company is non-commercial. The

company's charter outlines its operations and must include essential details such as the company's name, legal address, purpose, and founder information. The charter also specifies the division of shares and founder contributions, which can be monetary or proprietary, forming the company's social capital. Importantly, the charter can include clauses to streamline management, such as appointing a manager with specific authority and detailing the process for selling shares or transferring them upon a member's death.

TAXATION OF AN SCI

As a "transparent" organization, the SCI itself is not taxed; instead, the founders are individually subject to taxation based on their shares in the company. This transparency allows for straightforward tax management, aligning with the personal tax situations of the members.

TRANSFERRING LEGACIES AND GIFTS THROUGH AN SCI

One of the most notable benefits of an SCI is the simplified process for transferring legacies and gifts. Heirs can be admitted to the company at any time,

A STRATEGIC ADVANTAGE FOR REAL ESTATE INVESTMENT

usually with a minimum number of shares. This flexibility facilitates the management and transfer of ownership, helping to preserve the integrity of the real estate holdings.

FORMALITIES FOR RUNNING AN SCI

Proper management of an SCI requires adherence to certain formalities, such as holding an annual general meeting documented by the manager. Additionally, SCIs must maintain simplified accounting records to ensure transparency and compliance with regulatory requirements. It's also important to note that the list of beneficial owners of the SCI must be declared to Monaco's authorities, and the manager or owner of the SCI is responsible for keeping this information up to date. Any changes within the SCI must be reported to the authorities annually.

UNLOCK THE FULL POTENTIAL OF YOUR REAL ESTATE VENTURES

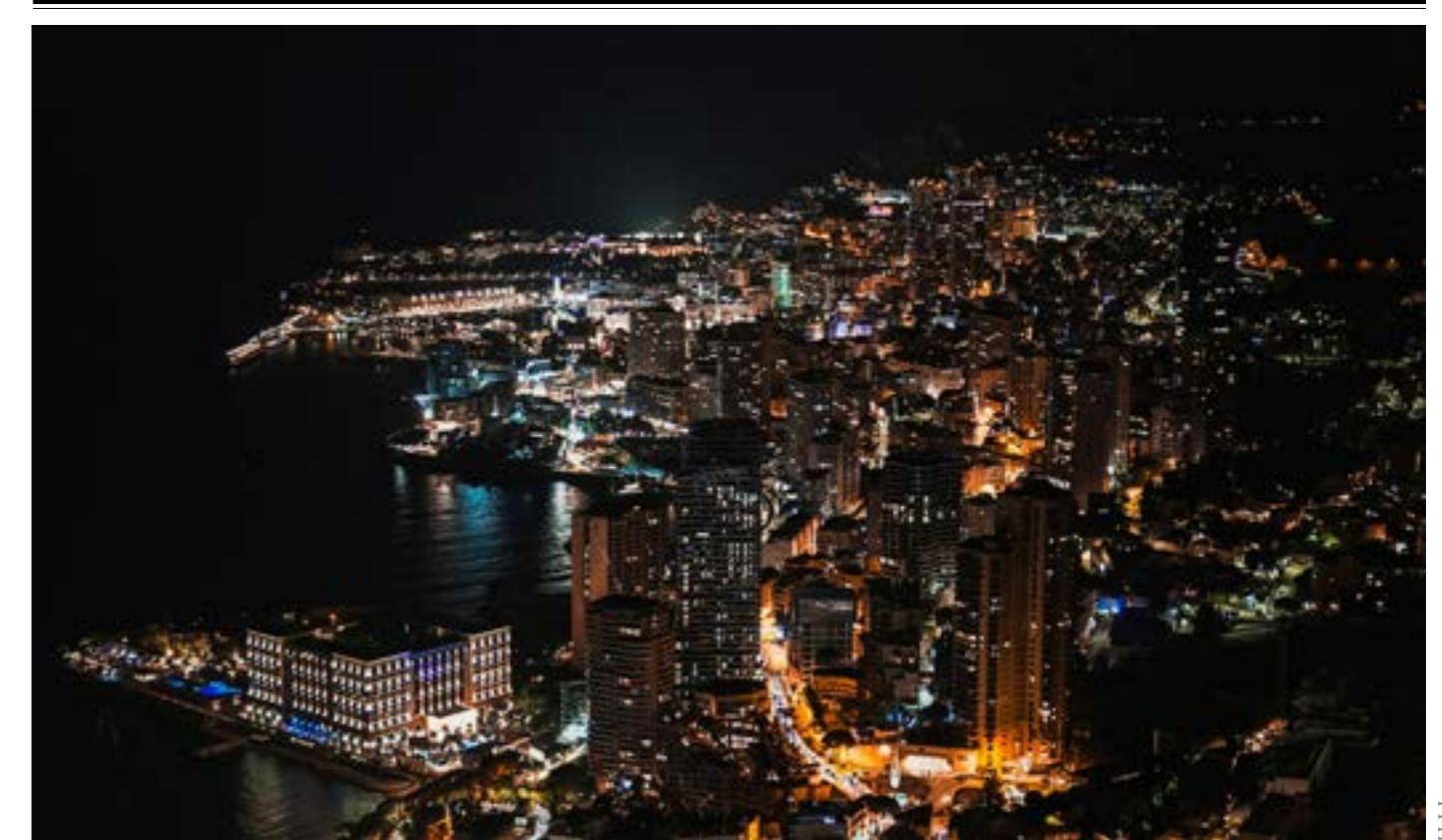
At Monaco Properties, we specialize in helping clients establish SCIs in Monaco, ensuring they maximize the benefits of this powerful legal structure. Contact us today to learn more about how we can assist you in achieving your real estate goals through an SCI.

“

IN MONACO, AN SCI CAN PURCHASE PROPERTY BOTH WITHIN THE PRINCIPALITY AND IN FRANCE.

Reach out to Monaco Properties today:

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WhatsApp: +33 6 40 62 65 76
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“Autumn is a second spring when every leaf is a flower.” —

Albert Camus



power of relax

AS THE CRISP AIR AND GOLDEN HUES OF AUTUMN SETTLE OVER MONACO AND THE CÔTE D'AZUR, THE REGION TRANSFORMS INTO A TRANQUIL HAVEN PERFECT FOR COZY RETREATS AND SCENIC GETAWAYS. KNOWN FOR ITS LUXURIOUS LIFESTYLE AND STUNNING LANDSCAPES, THIS MEDITERRANEAN PARADISE NOW OFFERS OPPORTUNITIES FOR A MORE INTIMATE, RELAXED EXPERIENCE, IDEAL FOR THE COOLER SEASONS.



WINTER STROLL

- PICTURE-PERFECT SPOTS -

Rejuvenate with a Scenic Hike on the Tête de Chien Trail

For those who find relaxation in nature, the Tête de Chien Trail offers a scenic hiking experience that combines physical activity with stunning views. The trail, located just outside Monaco, provides panoramic vistas of the Mediterranean Sea and the entire Côte d'Azur coastline. As the autumn air cools, the hike becomes even more enjoyable, with fewer crowds and the added beauty of the season's colors painting the landscape. The fresh air and sweeping views will leave you feeling refreshed and invigorated, making it an ideal way to spend a calm and energizing day outdoors.

Enjoy a Quiet Stroll Through the Japanese Garden

Located near the heart of Monaco, the Japanese Garden offers a peaceful escape where you can reconnect with nature. During the autumn months, the garden's tranquil pathways, ponds, and lush greenery provide a perfect backdrop for a reflective walk. The crisp autumn air adds a refreshing touch to the garden's serenity, making it a delightful retreat from the bustling city life. As you wander through the carefully manicured landscape, filled with koi ponds, wooden bridges, and serene rock arrangements, take a moment to meditate or practice mindfulness, letting the gentle sound of flowing water ease your thoughts.



In the crisp and calming days of autumn and winter, Monaco and the Côte d'Azur invite you to savor life's simple pleasures. From quiet beach retreats to luxurious spa escapes, each moment offers a chance to relax, explore, and create memories to cherish as the seasons change.



EMBRACE THE SEASON WITH CAPTIVATING READS: CAPTIVATING BOOKS TO ENJOY

AS THE CHILL OF WINTER SETTLES OVER THE MEDITERRANEAN COAST, THERE'S NO BETTER TIME TO CURL UP WITH A BOOK. WHETHER YOU'RE UNWINDING BY A CRACKLING FIREPLACE, SAVORING THE VIEW FROM A COZY TERRACE, OR RELAXING IN YOUR LUXURIOUS MONACO RESIDENCE, THESE READS WILL TRANSPORT YOU TO NEW WORLDS AND BRING WARMTH TO YOUR WINTER DAYS.

1. *The Perfume Collector* by Kathleen Tessaro

Set in the atmospheric streets of Paris and the serene countryside of Provence, this novel captures the essence of mystery, identity, and fragrance. Follow Grace Monroe as she delves into the secrets of a mysterious inheritance, taking her on a path of self-discovery, romance, and the art of perfumery—a perfect tale for a crisp autumn day.

2. *The Light We Lost* by Jill Santopolo

A touching love story that spans years, *The Light We Lost* follows two characters whose lives are shaped by passion, ambition, and choices. With evocative settings ranging from New York City to Montauk, this bittersweet novel is ideal for winter nights, stirring the heart as you reflect on life's unexpected turns.

3. *The Riviera Set: Glitz, Glamour, and the Hidden World of High Society* by Mary S. Lovell

Take a trip back in time to the golden age of the French Riviera with this fascinating non-fiction account of its most glamorous residents. From artists to aristocrats, this book reveals the lives of those who flocked to this playground of luxury in the mid-20th century. A historical deep-dive that brings warmth and intrigue to cold winter days.

4. *The Little French Bistro* by Nina George

Escape to the charming seaside town of Kerduruc in Brittany with this uplifting story of a woman rediscovering herself after years of conformity. As she finds freedom and joy in the simple pleasures of life, you'll be whisked away to the crisp coastal air of northern France—an inspiring read for those seeking solace during the winter season.

5. *All the Light We Cannot See* by Anthony Doerr

This Pulitzer Prize-winning novel, set during World War II, intertwines the fates of a blind French girl and a German soldier as they navigate the complexities of life in occupied France. The atmospheric settings of coastal towns, combined with the rich, emotional depth of the characters, make this a moving choice for a long winter evening by the fire.

6. *The Secret History* by Donna Tartt

For those who prefer darker, more intense reads, *The Secret History* is a compelling tale set at a fictional Vermont college. As a group of students becomes obsessed with ancient Greek rituals, their lives spiral into crime and chaos. The moody, atmospheric writing is perfect for cold, misty days when you're looking for something with depth and suspense.

7. *The Marseille Caper* by Peter Mayle

Even in the cooler months, Peter Mayle's *The Marseille Caper* offers a Mediterranean escape filled with mystery, humor, and delectable cuisine. Follow sleuth Sam Levitt as he navigates art theft and intrigue in the vibrant city of Marseille. With sun-drenched descriptions and delicious food, it's an uplifting read that brings a dash of warmth to your autumn and winter afternoons.

As the cool breezes of autumn and winter set in, there's no better way to escape than through the pages of a captivating book. Whether you prefer fiction that whisk you away to far-off places or non-fiction that offers a deeper dive into the cultural richness of the Riviera, these selections will elevate your experience of the season. Find a cozy nook, perhaps overlooking the Mediterranean's calm winter waves, and immerse yourself in stories that transport you to other worlds.

TOP 5

FRAGRANCES FOR AUTUMN AND WINTER 2024

CAPTURING THE ESSENCE OF THE RIVIERA

AS THE DAYS GROW SHORTER AND THE AIR TURNS CRISP, THE FRAGRANCES WE CHOOSE SHOULD EVOKE WARMTH AND COMFORT. THIS SEASON, INDULGE IN THESE FIVE CAPTIVATING SCENTS THAT WILL ENVELOP YOU IN LUXURY WHILE CAPTURING THE ESSENCE OF AUTUMN AND WINTER.

1. Christian Louboutin - Loubirouge: The Spicy Oriental for Magical Days
Christian Louboutin's Loubirouge is more than a fragrance; it's a statement of sensuality and mystery, perfect for the cooler months. Described by Louboutin himself as "a secret perfume," it embodies the enigmatic allure of a Parisian woman. Created by the talented Marie Salamagne, known for her work with Giorgio Armani's Rose Milano and several Jo Malone and Maison Martin Margiela fragrances, Loubirouge is inspired by high heels, cabaret, and Parisian glamour. This spicy oriental scent weaves together notes of cardamom, iris, and vanilla, leaving a captivating trail that is as unforgettable as it is intoxicating—ideal for cozy evenings and festive gatherings.

"WE WILL TRAVEL THE WORLD THROUGH MY MIND AND EXPERIENCE SEVEN UNIQUE FRAGRANCES WHERE I HAVE BOTTLED MY DREAMS, FANTASIES AND IMAGINATION."

- CHRISTIAN LOUBOUTIN

2. Dior - Dioriviera
From the exclusive Dior Privé Collection, Dioriviera captures the spirit of the French Riviera but is reimagined for the autumn and winter seasons. This fragrance offers a warm and invigorating

blend, inspired by the sun-kissed coastlines yet perfectly suited for crisp days. Combining zesty notes of Italian lemons with the delicate essence of jasmine and orange blossom, this scent brings a refreshing brightness to your winter wardrobe, evoking the warmth of sunny days in a cooler climate.

3. Maison Francis Kurkdjian - Grand Soir
Grand Soir by Maison Francis Kurkdjian is a sumptuous fragrance that embodies the elegance of a winter evening. This oriental scent opens with warm notes of amber and benzoin, creating a rich and inviting aura. The heart of floral notes and subtle spices adds depth, making it perfect for cozy gatherings or elegant soirées. Grand Soir is a luxurious statement that will leave a lasting impression.

4. Frédéric Malle - Portrait of a Lady
Portrait of a Lady is an exquisite fragrance that embodies sophistication and mystery. With its rich blend of rose, patchouli, and a hint of incense, this scent evokes the allure of a captivating woman. The heart features a luxurious rose, while the base notes of sandalwood and amber create a warm, enveloping finish. Perfect for chilly evenings, this fragrance is both elegant and memorable, making it a quintessential choice for the autumn and winter months.

5. Byredo - Rose of No Man's Land
Rose of No Man's Land by Byredo is a stunning tribute to the spirit of kindness and resilience. This fragrance features a delicate blend of rose petals, combined with warm notes of white pepper and a hint of raspberry, creating a fresh and inviting bouquet. The heart of the fragrance is rich in Turkish rose, beautifully balanced by a base of amber and patchouli, adding depth and warmth. This scent is perfect for the cooler months, evoking a sense of comfort and elegance.

Selecting the perfect fragrance for autumn and winter is an exploration of warmth, comfort, and sophistication. Whether you gravitate toward the opulent richness of Frédéric Malle's *Portrait of a Lady*, the inviting allure of Byredo's *Rose of No Man's Land*, the luxurious embrace of Maison Francis Kurkdjian's *Grand Soir* or the captivating charm of Dior's *Dioriviera* these fragrances for 2024 will ensure you are enveloped in luxurious scents that perfectly capture the spirit of the season. Embrace these fragrances and let them accompany you through the enchanting moments of autumn and winter.





CREM: WHERE MONACO MEETS THE WORLD

CREM - CLUB DES RÉSIDENTS ÉTRANGERS DE MONACO - IS A UNIQUE AND ELEGANT PRIVATE CLUB THAT PLAYS A SIGNIFICANT ROLE IN ENHANCING MONACO'S SOCIAL AND CULTURAL LANDSCAPE. FOUNDED BY LOUISETTE AZZOGLIO LEVY-SOUSSAN, PERSONAL ASSISTANT TO H.S.H. PRINCESS GRACE, CREM HAS BEEN A BEACON OF INTERNATIONAL CONVIVIALITY SINCE ITS ESTABLISHMENT ON JUNE 1ST, 2010.



A Place to Belong

The CREM clubhouse, recently renovated, is more than just a venue; it's a sanctuary where members can enjoy a variety of exclusive benefits. Whether you seek a quiet spot to read the latest news, a lively environment to share ideas with fellow residents, or a place to engage in Monaco's rich tapestry of social life, CREM offers it all.

Join the CREM Family

By joining CREM, you become part of a family that values international conviviality and mutual support. It's a place where your experiences and contributions help weave the fabric of a truly global community in the heart of Monaco.

“
DISCOVER THE ESSENCE OF BELONGING AND ENRICH YOUR LIFE IN THE PRINCIPALITY BY BECOMING A MEMBER OF CREM, WHERE EVERY RESIDENT FINDS THEIR PLACE IN THE VIBRANT MOSAIC OF MONACO.

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.

Our Mission - CREM stands as an apolitical entity, free from public affairs, with clear and purposeful goals:

Creating a Community Hub: A place where foreign residents can meet, connect, and support one another.

Supporting the Community: Contributing to the well-being and development of Monaco through collective efforts.

Enhancing Monaco's Global Reputation: Promoting the Principality's prestige on the international stage.

Fostering Friendship and Harmony: Encouraging friendships among members and fostering good relations across different nationalities.

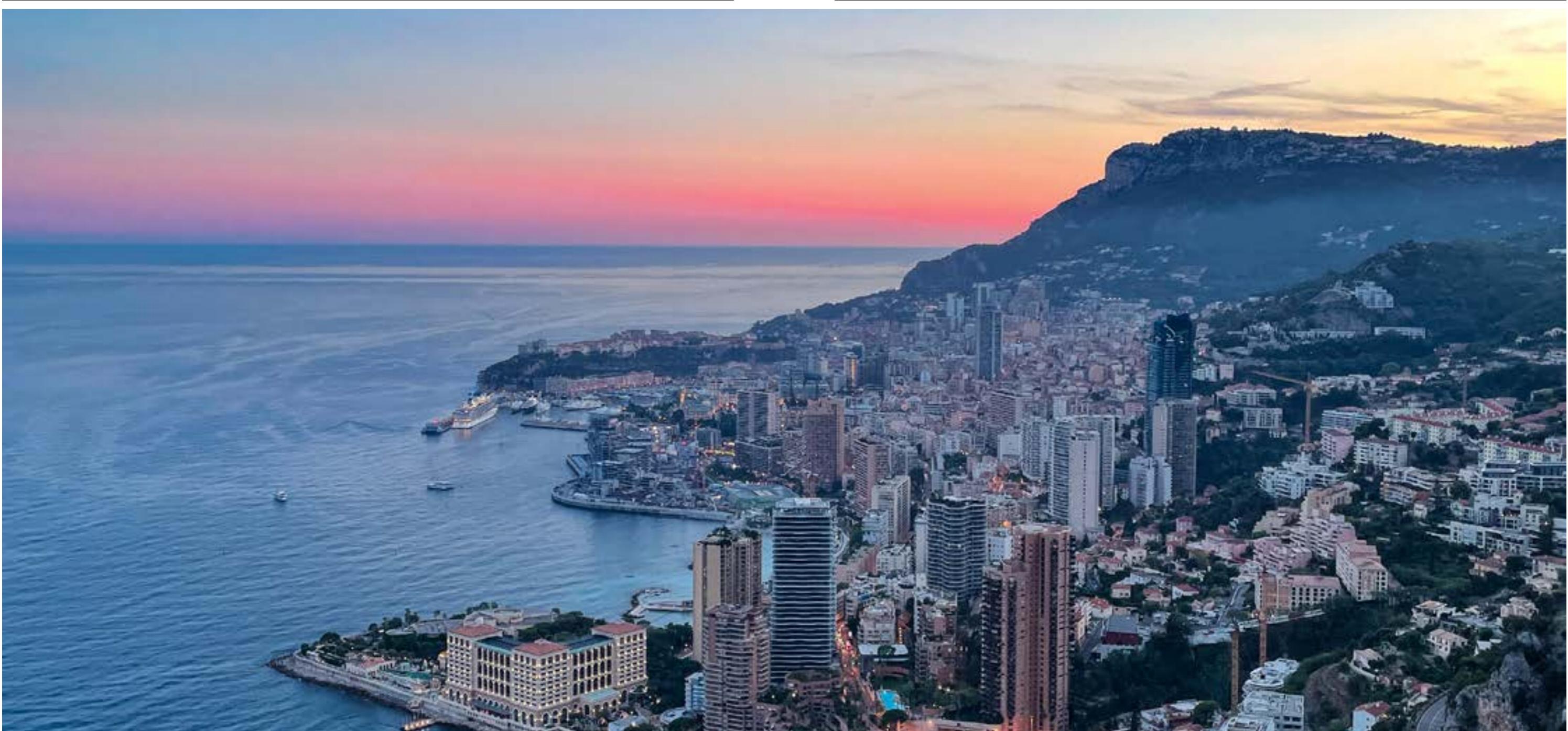
More Information at:



CREM 14TH ANNIVERSARY



CREM GREETINGS COCKTAIL 2024



EXPLORE THE FOLLOWING PAGES TO DISCOVER AN EXCLUSIVE SELECTION OF PROPERTIES FOR SALE IN MONACO.

WITH OUR UNPARALLELED EXPERTISE IN THE LUXURY REAL ESTATE MARKET, WE PROUDLY OFFER A DIVERSE RANGE OF PRESTIGIOUS APARTMENTS LOCATED IN THE MOST SOUGHT-AFTER DISTRICTS OF THE PRINCIPALITY.

PROPERTIES FOR SALE IN MONACO

LA ROUSSE | LES ABEILLES | 2 ROOMS

UNIQUE REAL ESTATE



LAROUSSE | LES ABEILLES | 2 ROOMS

This magnificent flat, completely renovated with high-quality materials, is situated in a modern residence with concierge service. An ideal pied-à-terre in the Principality of Monaco, the flat is bright and offers a stunning view of Monaco and the sea.

Conveniently located near all amenities, beaches, and the Monaco Casino Square.

Parking space available for an additional 350,000 €.

CONTACT:

Phone: +377 97 97 33 97

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www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



MONACO | CHÂTEAU PERIGORD | STUDIO



MONACO | CHÂTEAU PERIGORD | STUDIO

With 24/7 concierge service and conveniently located just minutes from the Carré d'Or and all the shops, this flat offers both luxury and convenience.

Completely renovated, the flat features a spacious entrance hall with a large cupboard, an open-plan fitted kitchen that seamlessly flows into the bright living room, and a modern shower room with a large Italian-style shower.

CONTACT:

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14, boulevard d'Italie 98000 Monaco



MONTE-CARLO | LE MILLEFIORI | 2 ROOMS



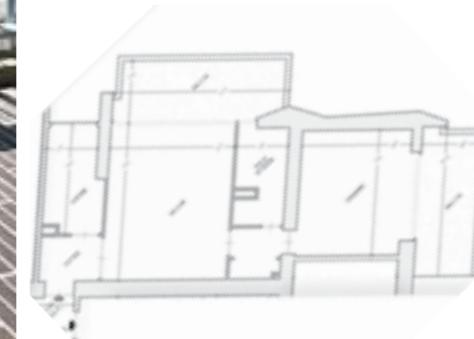
MONTE-CARLO | LE MILLEFIORI | 2 ROOMS

Located in a prestigious residence with 24/7 concierge service, near Place du Casino and Hotel de Paris, this meticulously renovated two-room apartment includes a spacious terrace, modern bathroom, living room with loggia, independent kitchen, bedroom, and a cellar.

An additional garage is available for rent within the same building.

CONTACT:

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



Price: 3 350 000 €

Living area: 68 sqm

Terrace area: 17 sqm

Total area: 85 sqm

Number of rooms: 2

Bedrooms: 1

Bathrooms: 1

Mixed Use: YES

Celars: 1

VILLA PORTOFINO | CONDAMINE | 4 ROOMS



VILLA PORTOFINO | CONDAMINE | 4 ROOMS

Luxurious new 3-bedroom apartment for rent in La Condamine's prestigious newly built building, ideally located near the Prince's Palace, Port Hercule, and Gastaud Square, featuring a living room, fully equipped American kitchen, master bedroom with en-suite bathroom, two additional bedrooms with their own bathrooms, a guest toilet, and a terrace, with a parking space included.



Price: 9 900 000 €

Living area: 129 sqm

Terrace area: 7 sqm

Total area: 136 sqm

Number of rooms: 4

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Condition: New

LAROUSSE | CHATEAU PERIGORD | 2 ROOMS



LAROUSSE | CHATEAU PERIGORD | 2 ROOMS

In a residence with concierge service 24 / 7 h, 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 equiped open kitchen and reversible air conditioning.

Price: On Application

Living area: 54 sqm

Terrace area: 10 sqm

Total area: 64 sqm

Number of rooms: 2

Bedrooms: 1

Bathrooms: 1

Floor: 20

Furnished: Yes

CONTACT:

Phone: +377 97 97 33 97

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LAROUSSE | LA RADIEUSE | 2 ROOMS



LAROUSSE | LA RADIEUSE | 2 ROOMS

Bright, tastefully renovated flat in a charming residence near Larvotto beaches and amenities. Sold furnished with ample storage and a fitted kitchen, the apartment features an entrance hall with a study area, a living room with a balcony and American kitchen, a bathroom, and a bedroom with a balcony.

Possibility of renting a car park nearby.

CONTACT:

Phone: +377 97 97 33 97

info@mpmonaco.com

www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



Price: 3 200 000 €

Living area: 56 sqm

Terrace area: 4 sqm

Total area: 60 sqm

Number of rooms: 2

Bedrooms: 1

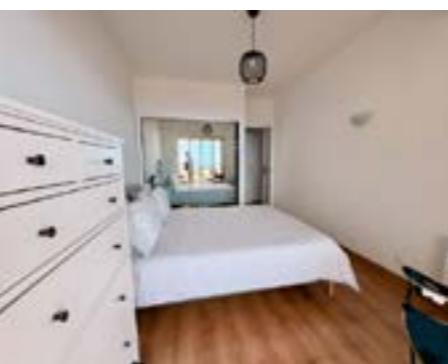
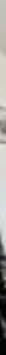
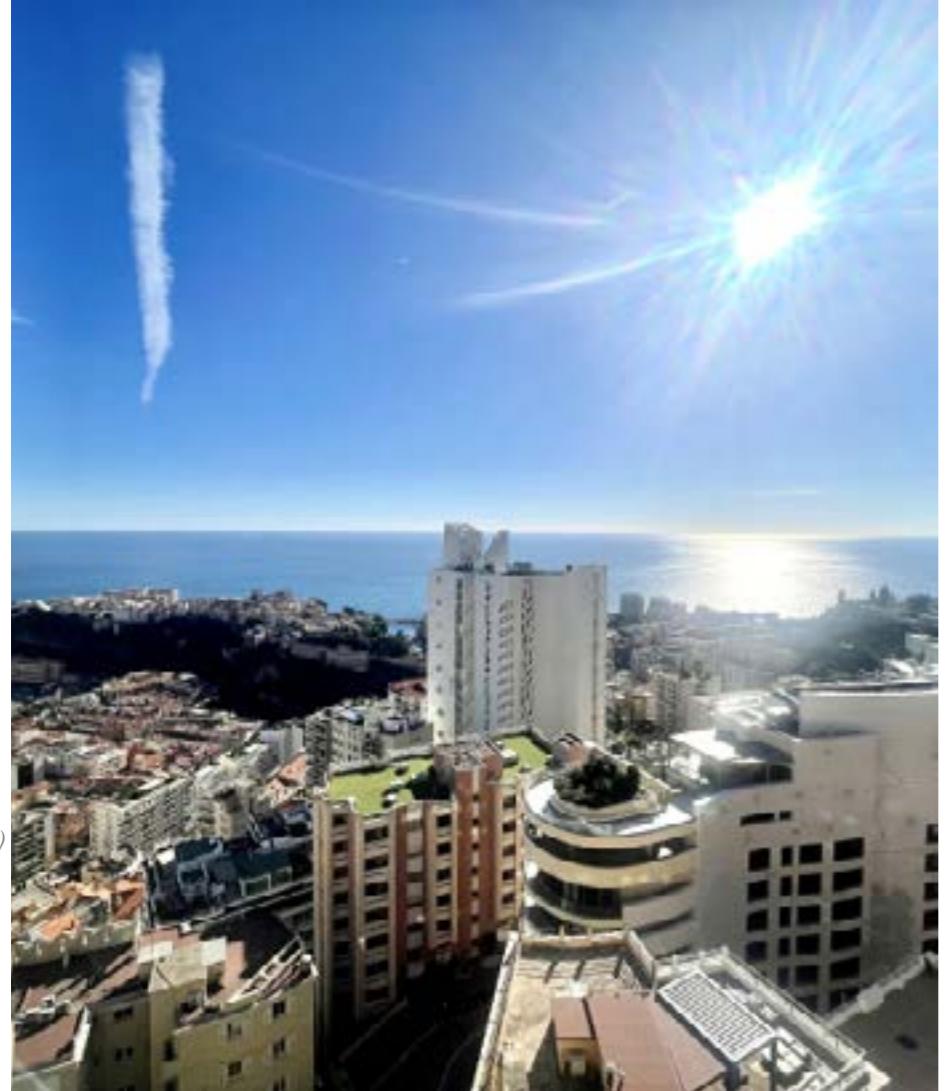
Bathrooms: 1

Condition: Luxurious services

Furnished: Yes

Floor: 4

JARDIN EXOTIQUE | LES LIGURES | 2 ROOMS



JARDIN EXOTIQUE | LES LIGURES | 2 ROOMS

Located in a building with 24/7 h concierge service, a swimming pool, sauna, gym, and tennis court, the air-conditioned flat features a large living room opening onto a beautiful terrace with panoramic sea views, a fully equipped kitchen, a bedroom, a bathroom, and a separate toilet.

The property is completed by a parking space and a cellar.

CONTACT:

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



Price: 4 090 000 €

Living area: 75 sqm

Terrace area: 21 sqm

Total area: 96 sqm

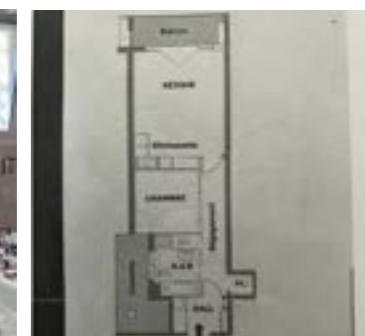
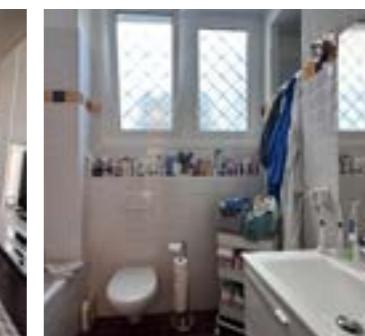
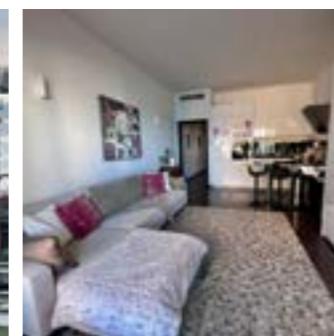
Number of rooms: 2

Bedrooms: 1

Parkings: 1

Celars: 1

LAROUSSE | SANTA MONICA 2 ROOMS



LAROUSSE | SANTA MONICA | 2 ROOMS

Bright flat in a modern residence near Place des Moulins and Larvotto beaches, offering stunning views of Monaco and the sea. The flat features an entrance hall, bathroom, bedroom, living room with open-plan kitchen, terrace, and a cellar.

Parking rental nearby is available.

CONTACT:

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FONTVIEILLE | LE GRAND LARGE | 4 ROOMS

UNIQUE REAL ESTATE



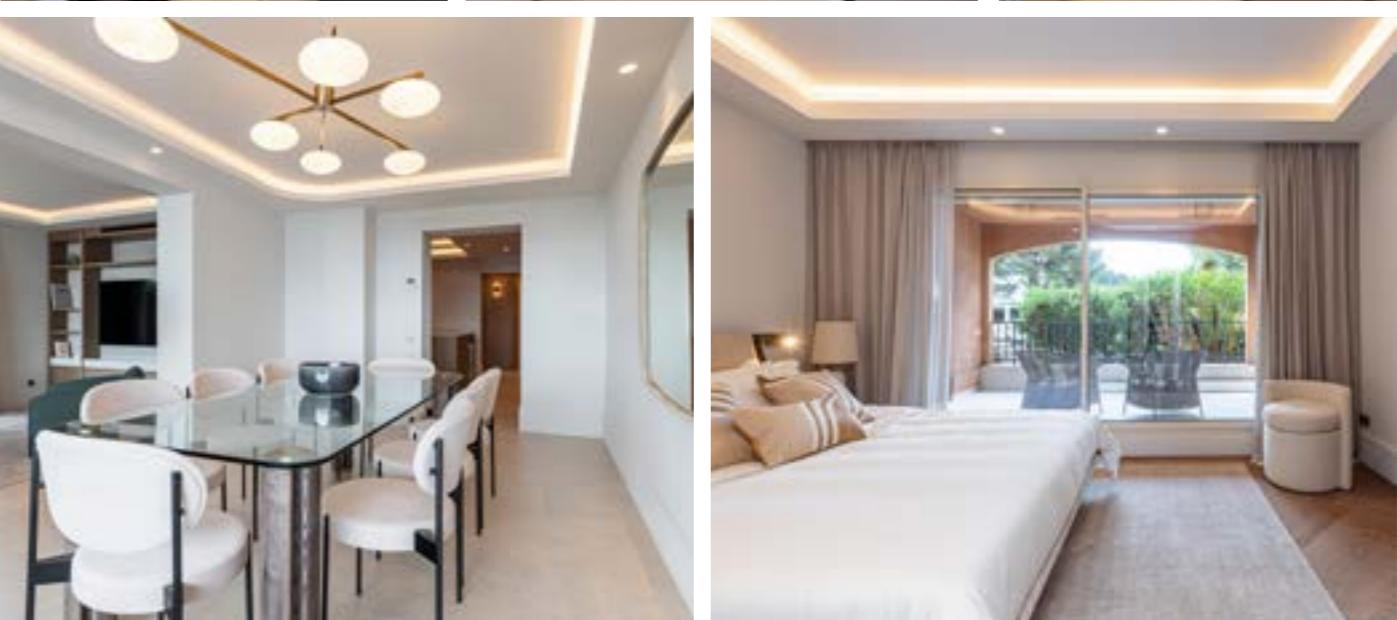
FONTVIEILLE | LE GRAND LARGE | 4 ROOMS

In a prestigious residence with a pool, discover this luxurious 4-room apartment of 230 m². This apartment comprised of an entrance, a fully equipped kitchen, a bright living room, a dining area, a master bedroom, two bedrooms, dressing rooms, two bathrooms, guest toilets, and terraces. Two parking spaces and a cellar complete this set. Enjoy the magnificent sea view and the entrance to the Port of Fontvieille, with a 24/7 concierge service.

This renovated, furnished, and luxurious apartment is waiting for you to discover.

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MONTE-CARLO | BUCKINGHAM PALACE | STUDIO



MONTE-CARLO | BUCKINGHAM PALACE | STUDIO

Buckingham Palace - apartment completely renovated with quality materials. Located in a modern residence with concierge and close to all amenities.

Sold with a parking space in the residence.

Price: 1 690 000 €

Living area: 24 sqm

Terrace area: 8 sqm

Total area: 32 sqm

Number of rooms: Studio

Parkings: 1

Condition: Luxurious services

CONTACT:

Phone: +377 97 97 33 97

info@mpmonaco.com

www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



MONTE-CARLO | PALMIERS | 2 ROOMS



MONTE-CARLO | PALMIERS | 2 ROOMS

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

All amenities nearby, public transport and public parking.

CONTACT:

Phone: +377 97 97 33 97

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LAROUSSE | CHATEAU PERIGORD | STUDIO



LAROUSSE | CHATEAU PERIGORD | STUDIO

Château Périgord I - Located in a prestigious residence in Monaco with swimming pool and concierge service and close to all amenities, ideal pied à terre.

The studio flat has been renovated with quality materials, is bright and offers a pleasant view of Monaco and the sea.

Attractive rental yield.

CONTACT:

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14, boulevard d'Italie 98000 Monaco



Price: 1 750 000 €

Living area: 32 sqm

Terrace area: 8 sqm

Total area: 40 sqm

Number of rooms: Studio

Condition: Luxurious services

MONTE - CARLO | CASABELLA | 3 ROOMS



MONTE - CARLO | CASABELLA | 3 ROOMS

Located in a beautiful residence on Place des Moulins, this walk-through flat is close to all amenities, Place du Casino, and Larvotto beaches. It offers lovely views of Place des Moulins, the park, and the sea. The spacious flat can be renovated into a 4-room apartment. The flat features an entrance hall, living room, dining room, kitchen, guest toilet, master bedroom, bathroom, and a garage in the Place des Moulins car park.

It is currently occupied by a 94-year-old lady.

CONTACT:

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14, boulevard d'Italie 98000 Monaco



Price: On Application

Living area: 95,60 sqm

Terrace area: 9.70 sqm

Total area: 105.30 sqm

Number of rooms: 3

Bedrooms: 2

Annual costs: 4 058 €

Box: 1

Condition: Work required

Other:

4/5-ROOM FLAT WITH SEA VIEW | PATIO PALACE



BEAUTIFUL 4/5-ROOM FLAT WITH SEA VIEW - PATIO PALACE

Discover this exquisite 4/5-room apartment in Monaco's serene neighborhood, luxurious living space with breathtaking sea views, 24/7 concierge service, a swimming pool, and high-end finishes including marble floors, parquet, and air conditioning. The layout includes a grand entrance, double living room, spacious dining area, two master bedrooms with en-suite bathrooms and jacuzzi, an additional bedroom with its own bathroom, a fully equipped kitchen, and an expansive terrace.

Optional parking spaces are available for €370,000 each.

CONTACT:

Phone: +377 97 97 33 97

info@mpmonaco.com

www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



Price: 11 000 000 €

Living area: 220 sqm

Terrace area: 73 sqm

Total area: 293.75 sqm

Number of rooms: 5

Bedrooms: 3

Floor: 12

Celars: 2

JARDIN EXOTIQUE | L'EXOTIQUE | 3 ROOMS



JARDIN EXOTIQUE | L'EXOTIQUE | 3 ROOMS

Situated in Monaco's exclusive Jardin Exotique residential area, this newly constructed luxury apartment features stunning light fixtures and panoramic sea views. L'Exotique features breath-taking sea views, world class design, lush tropical foliage on generous terraces facing south. The apartment includes a spacious living room opening onto a terrace, two bedrooms, two bathrooms, and a modern kitchen.

Boasting a fabulous range of amenities including a delightful pool, hammam, and sauna. One parking space completes the property.

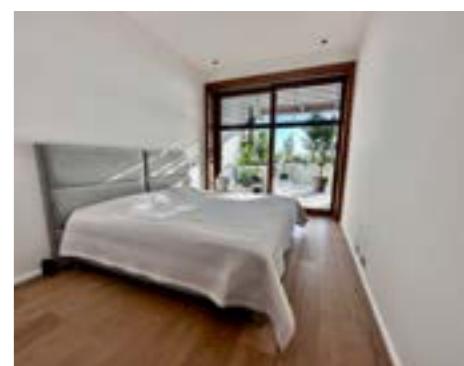
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info@mpmonaco.com

www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



Price: 10 900 000 €

Living area: 125 sqm

Terrace area: 31 sqm

Total area: 156 sqm

Number of rooms: 3

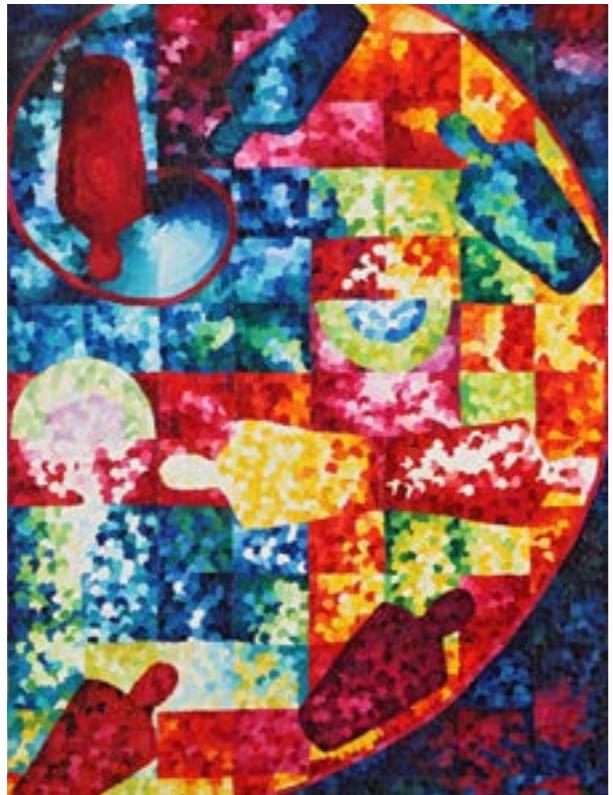
Bedrooms: 2

Condition: Luxurious services

Parkings: 1



photo: DOVA



Matrix: game of chess (Oil on canvas, knife 116x90 cm)

The "Matrix: Game of chess" is a reflection of human life in the game both in its form and its essence. The matrix of the game, like the matrix of life, is perfect and unchanging, and although we cannot alter the rules of life or the rules of the game, it is up to us whether our life and our game are brilliant, active, and memorable, or dull, gray, and uninteresting.

But as each of us conducts our own chess game, making moves and shifting pieces on the chessboard of our lives, we are all, in turn, pieces on the chessboard of bigger games.

Artiste DOVA: beyond conventional boundaries

As a member of the Monaco National Committee of the International Association of Art affiliated with UNESCO, under the presidency of H.S.H. Prince Albert II, artiste DOVA has created her unique style of metaphysical abstraction. This style transcends the boundaries of reality and transports the viewer to a universe where spirit becomes matter.

A fragile and sensitive woman, armed with her palette knives, she combines the tradition of oil painting with a unique technique, forming complex textures composed of thousands of touches of colors and shades. These range from subtle harmonies to striking contrasts, revealing a rich and expressive emotional palette.



@DOVASVETA



The tunnel of time (Oil on canvas, knife 116x81 cm)

The painting "Tunnel of Time" reflects the author's ideas about the concept of time, the cyclicity of life and death. It illustrates the infinite corridor of time, where every person and every event retain their place and leave their marks as they pass through.

The painting captures the moment of unity between the past, present, and future, where the living and the dead are united and coexist in the same instant within the same space, connected by the threads of time.

The metaphysical abstraction of artist Dova surpasses the confines of reality, and offers viewers an intimate and universal experience.

"Tunnel of time" presentation at the next exhibition "Monaco - Japan" is from 1 to 3 November in the Rainier III Auditorium, Monaco

"Matrix: game of chess" presentation at the next exhibition is from 2 to 22 September in the "Gallery Art in House", Warsaw, Poland

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MONACO RESIDENCY

Monaco offers a secure, dynamic environment with an unparalleled quality of life and favorable tax conditions. For those among the global elite seeking to call Monaco home, our trusted local partners can assist with every step of the process—from securing accommodation to opening a bank account and obtaining residency.

The conditions for settling in Monaco vary depending on your nationality. However, all applicants must provide:

- Proof of suitable accommodation in Monaco, aligned with the needs of those residing there.
- A Monaco-based bank account with sufficient funds to maintain a luxurious standard of living.
- Documentation demonstrating good character, such as a criminal record extract or equivalent.

At Monaco Properties, we are dedicated to guiding you through Monaco's exclusive and competitive real estate market.

* While we do not offer legal advice, we collaborate closely with authorized local companies to ensure a seamless experience, from finding your dream property to navigating residency requirements.

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TODAY, CONTACT US OR SCAN THE
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PROPERTIES FOR RENT IN MONACO

CARRÉ D'OR | ONE MONTE-CARLO | 3 ROOMS



 Price: 80 000 €/ month

 Living area: 298 sqm

 Terrace area: 76 sqm

 Total area: 376 sqm

 Number of rooms: 3

 Bedrooms: 2

 Floor: 3

 Parkings: 1

 Cellars: 1

CARRÉ D'OR | ONE MONTE-CARLO | 3 ROOMS

Located in the heart of Monte Carlo near the Casino Monaco square, this spacious flat features an entrance hall, 2 bedrooms, dressing room, office, fully equipped kitchen, bathroom, guest toilet, parking space, and cellar.

Included services: water, electricity, heating, air conditioning, concierge, valet parking, access to a pool, and fitness room.

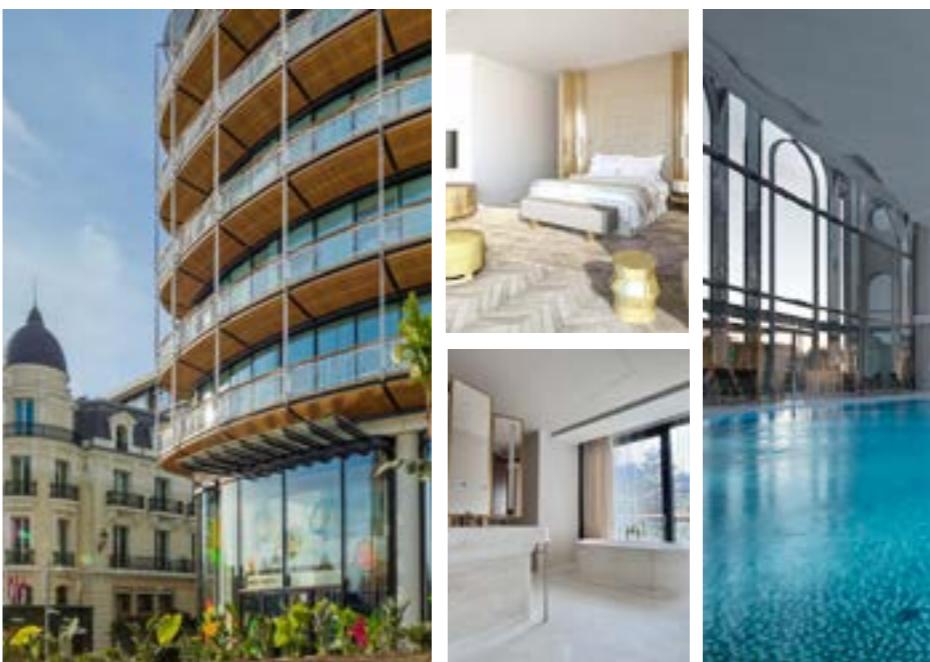
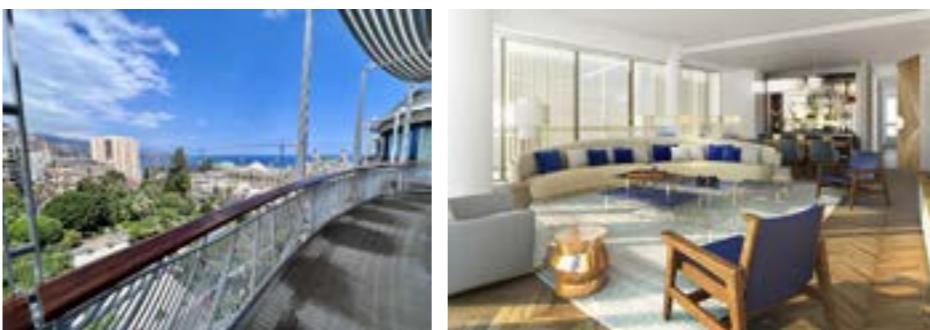
CONTACT:

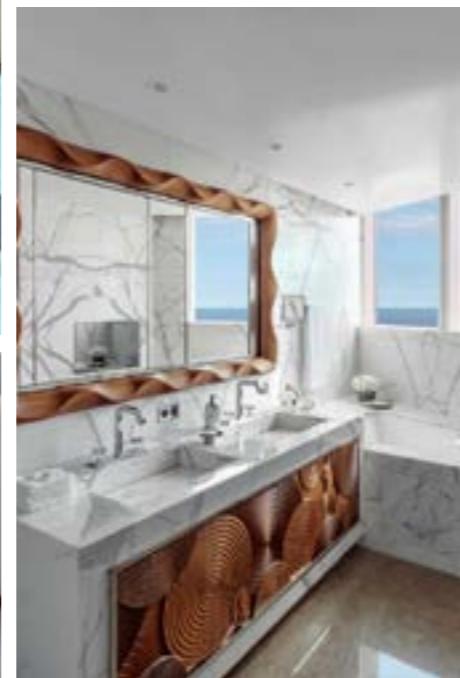
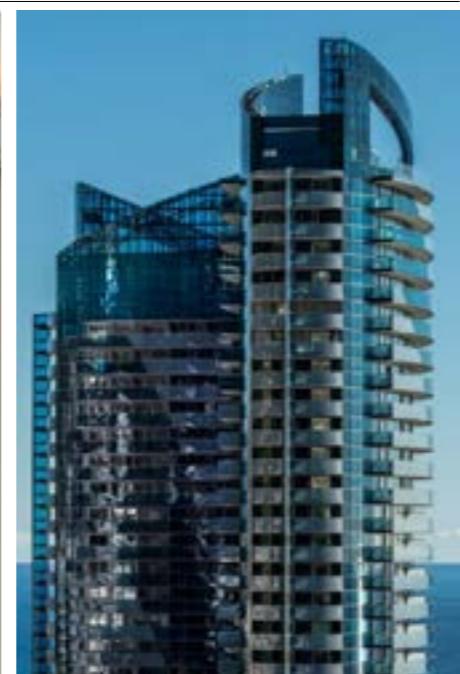
Phone: +377 97 97 33 97

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SAINT ROMAN | ODEON TOWER | 5 ROOMS

This high-end apartment, designed by Alberto Pinto and architect Alexandre Giraldi, is in a prestigious Monaco residence. It features a living room with floor-to-ceiling windows, offering panoramic views of the Mediterranean and Monaco. The apartment includes four bedrooms with en-suite bathrooms and dressing rooms, an entrance with guest toilets, a fully equipped kitchen with laundry, and a separate service entrance. It boasts three spacious terraces, two parking spaces, and two cellars.

An exceptional residence with meticulous attention to detail.

CONTACT:

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



Price: 45 000€/ month

Living area: 255 sqm

Terrace area: 103 sqm

Total area: 358 sqm

Number of rooms: 5

Bedrooms: 4

Bathrooms: 5

Parkings: 2

Cellars: 2



***MONACO PROPERTIES -
YOUR REAL ESTATE PARTNER IN MONACO
AND THE FRENCH RIVIERA***

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

**PROPERTIES FOR
SALE ON THE
FRENCH RIVIERA**



UNIQUE REAL ESTATE



OPIO | LUXURY VILLA +5 ROOMS



FOR SALE FRANCE

Breathtaking Views and Excellent Comfort: Opio Villa | 5 + ROOMS

OPIO - Discover unparalleled tranquility and luxury in this exquisite villa perched on the heights of Opio. Nestled within over 2,500 sqm of lush greenery, the villa boasts an expansive living area, a gourmet kitchen, a sumptuous master suite, and multiple en-suite bedrooms. Additional features include a games room and an infinity pool that offers breathtaking views of the surrounding natural landscape. Indulge in luxurious amenities such as cozy fireplace, a carport, an electric gate, and energy-efficient solar panels. The villa also offers a dedicated relaxation area complete with a jacuzzi, sauna, hammam, and an ice fountain. Experience serene living just 30 minutes from Mandelieu and Nice Airport, where nature and elegance unite in perfect harmony.

CONTACT:

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



Price: 4 990 000 €

Living area: 438.78 sqm

Land area: 2 500 sqm

Bedrooms: 5

Box: 1

ROQUEBRUNE CAP MARTIN | PENTHOUSE



UNIQUE REAL ESTATE



Luxury Penthouse Near Monaco | 5+ ROOMS

Experience breathtaking views of the Bay of Roquebrune and Monaco from this luxurious penthouse, just two minutes from Monaco. Spanning two floors in a contemporary building, the 300-square-meter apartment includes a spacious living area, modern kitchen, master suite with dressing room and en-suite bathroom, and three additional en-suite bedrooms. A staircase leads to a 170-square-meter rooftop terrace with stunning sea views and a 35-square-meter studio. The property also features a car elevator to a 60-square-meter garage, three parking spaces, a 20-meter infinity pool, landscaped gardens, a sauna, a fitness room, and direct access to the plage du Golfe Bleu.

CONTACT:

Phone: +377 97 97 33 97

info@mpmonaco.com

www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



Price: 7 900 000 €

Living area: 300 sqm

Total area: 470 sqm

Terrace area: 170

Bedrooms: 3

Parkings: 3

BOX: 1

Cellars 1



ROQUEBRUNE CAP MARTIN | APPARTEMENT | 2 ROOMS

UNIQUE REAL ESTATE



ROQUEBRUNE CAP MARTIN | APARTMENT | 2 ROOMS

In the residential area of the hamlet of Roquebrune Cap Martin, two-room apartment located in a luxury residence with swimming pool. The apartment consists of an entrance with cupboard, hallways, living room with kitchen, bedroom, bathroom, toilet.

All rooms of the apartment open onto a beautiful terrace of 33m² in south-west exposure with sea view.

CONTACT:

Phone: +377 97 97 33 97

info@mpmonaco.com

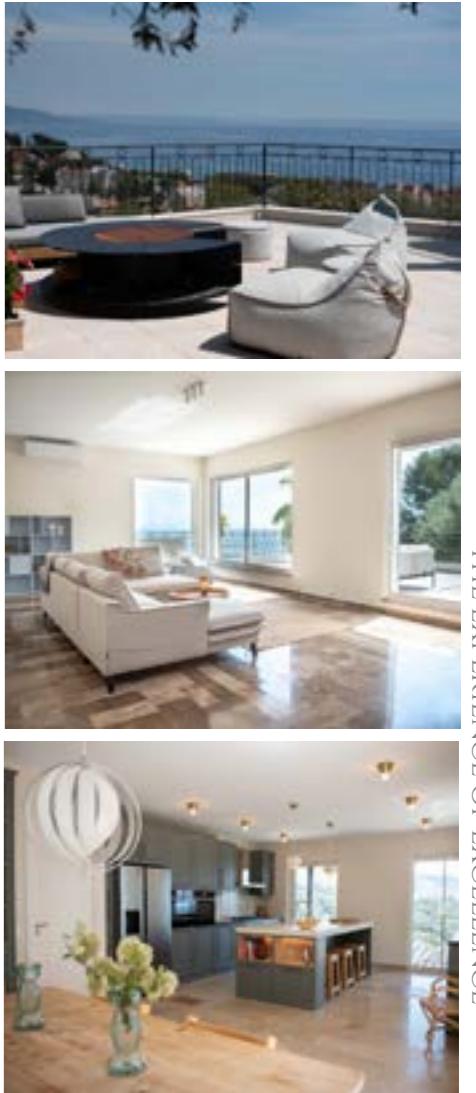
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ROQUEBRUNE CAP MARTIN | UNIQUE VILLA WITH SEA VIEW

THE EXPERIENCE OF EXCELLENCE



UNIQUE VILLA WITH PANORAMIC SEA VIEWS

This elegant villa boasts stunning sea views and is bathed in sunlight throughout the day. The main house features a spacious living area, a modern kitchen, four bedrooms, three bathrooms, a guest toilet, a utility room, and a wine cellar. A penthouse apartment offers a bedroom, bathroom, living room, and kitchenette. Additionally, there is a separate studio with 1.5 bedrooms and a bathroom. Outdoor amenities include a heated infinity saltwater pool, a gym, an outdoor kitchen, four terraces, a garage, and a charming fruit garden. Ideal for both family living and entertaining, this property combines luxury with a serene Mediterranean setting.

CONTACT:

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info@mpmonaco.com

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14, boulevard d'Italie 98000 Monaco

Price: 5 995 000 €

Living area: 375 sqm

Land area: 1 800 sqm

Number of rooms: 6

Bedrooms: 5

Condition: Luxurious services

Parkings 3

Box: 2



CAP DAIL | PENTHOUSE DUPLEX | 4 ROOMS



CAP DAIL | PENTHOUSE DUPLEX | 4 ROOMS

Exclusive listing by Monaco Properties : this duplex penthouse with a rooftop terrace is just a 2-minute walk from Cap d'Ail and 2 km from Monaco. It is situated in a natural setting within a 1.2-hectare park adorned with olive trees and eucalyptus, offering a stunning, wide-open view of the sea and Cap-Ferrat from the terrace. This exceptional duplex penthouse in Cap d'Ail covers nearly 130 square meters, showcasing breathtaking views of the sea and the Saint-Jean-Cap-Ferrat peninsula. It is located in a prestigious area with a beautifully landscaped park, swimming pool with a caretaker, visitors parking, a very spacious double garage, and a large double cellar.

Total Area: 125.57 m² + 157 m² of terraces + 78 m² rooftop terrace

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14, boulevard d'Italie 98000 Monaco



Price: 1 450 000 €

Living area: 126 sqm

Terrace area: 235 sqm

Number of rooms: 4

Bedrooms: 3

Bathrooms: 2

Box: 2

Celars: 1

BEAUSOLEIL | VILLA RENAISSANCE | 2 ROOMS



BEAUSOLEIL | VILLA RENAISSANCE | 2 ROOMS

Villa Renaissance - In a modern residence close to Monaco and all amenities. Magnificent 2 room apartment entirely renovated with quality materials.

Price: 460 000 €

Living area: 41 sqm

Terrace area: 6 sqm

Number of rooms: 2

Bedrooms: 1

Bathrooms: 1

Parkings: 2

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BEAUSOLEIL | NEW BUILDING | 2 ROOMS



BEAUSOLEIL | NEW BUILDING | 2 ROOMS

We offer you in a brand new residence a 2-room apartment of about 45 m² with a balcony of about 7 m². This exceptional project benefits from a unique location, at the gates of Monaco and only a 10-minute walk from the Place du Casino. Parquet floors, reversible air conditioning, quality materials; This apartment embodies contemporary comfort with carefully arranged spaces for harmonious living. This is a rare opportunity that combines multiple qualities!

Possibility to acquire a parking space in addition.

CONTACT:

Phone: +377 97 97 33 97

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www.monacoproperties.mc

14, boulevard d'Italie 98000 Monaco



Price: 575 000 €

Living area: x sqm

Terrace area: x sqm

Total area: x sqm

Number of rooms: x

Bedrooms: x

Bathrooms: x

Parkings: x

Celars: x

Other:

