



## Beautiful Family Apartment With Sea Views

Rental

28 000 € / month

+ Service charges : 4.000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>Building</i> <b>Memmo Center</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>252 m<sup>2</sup></b>	<i>Terrace area</i> <b>53 m<sup>2</sup></b>
<i>Total area</i> <b>305 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>4</b>	<i>Parkings</i> <b>2</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>3</b>
<i>Service charges</i> <b>4 000 €</b>	<i>View</i> <b>Port of Cap d'Ail</b>
<i>Exposure</i> <b>North, South</b>	<i>Release date</i> <b>01/06/2026</b>
<i>Ref.</i> <b>MCE155</b>	

Recent luxury building with 24/7 reception with concierge service, fitness room and shared laundry. The monthly fee includes air conditioning, heating and water consumption.

This elegant dual-aspect apartment is perfectly laid out, offering generous volumes and exceptional natural

light throughout. A spacious sea-facing terrace/loggia extends the living areas, while a second terrace/loggia runs along all four bedrooms, ensuring seamless indoor-outdoor living.

Ideally positioned, the property enjoys immediate proximity to all amenities.

**Layout:**

- Welcoming entrance hall
- Living room
- Fully equipped kitchen
- Laundry room
- Guest WC
- Four bedrooms, each with direct access to the terrace/loggia
- Two Dressing rooms
- Three storage solutions
- Four bathrooms
- Two parking spaces (No. 169 & 170 - 2nd basement)
- One cellar (No. C109 - 1st basement)





