RESIDENCE

Mona—K

BEAUSOLEIL (06)

On the border with Monaco

MARIGNAN







AN EXCLUSIVE AND PRIVATE LOCATION ON THE BORDER OF MONACO

A PERFECT BALANCE
BETWEEN COMFORT AND PREMIUM FEATURES











HIGH-QUALITY SERVICES
TO ENHANCE APARTMENTS

Turning every interior into a unique living space

ENERGY

- RE 2020 thermal regulations
- Towel warmers in the bathrooms
- Reversible air conditioning

COMFORT

- Double-glazed windows
- Tiles around the baths or full-height shower screens
- Bathrooms fitted with a vanity unit with mirror and strip

SECURITY

- Access control to the entrance halls via video intercom / Intratone
- Lift serving all floors
- Underground car parks

BEAUSOLEIL, AN EXCEPTIONAL PLACE TO LIVE ON THE BORDER WITH MONACO

Situated on the hills above the Principality, between the Mediterranean and the foothills of the Alps, Beausoleil enjoys a privileged location, just a stone's throw away from Monaco. Acting as a true link between the Côte d'Azur and the Principality, the town charms visitors with its residential character, its architectural heritage and its exceptional panoramic views of the Mediterranean.

A town on a human scale, Beausoleil offers a living environment that is both lively and unspoilt. Its town centre is home to local shops, markets, restaurants, schools and everyday amenities, allowing residents to enjoy a friendly local lifestyle whilst benefiting from the appeal and international influence of Monaco.

Its immediate proximity to the Principality is one of Beausoleil's main attractions. In just a few minutes, you can reach Monaco and its many economic, cultural and leisure hubs: business districts, upmarket shops, the harbour, beaches, sports facilities and international events. This prime location makes Beausoleil a particularly sought-after destination for professionals working in Monaco as well as for those wishing to enjoy its exceptional surroundings, whilst benefiting from the lifestyle of a French commune.

Beausoleil also stands out for its remarkable architecture, inherited in particular from the Belle Époque, as well as for its sloping streets offering magnificent views of the sea and the coastline. Numerous vantage points allow visitors to fully appreciate the beauty of the Côte d'Azur landscape, between the town's colourful façades, the surrounding hills and the Mediterranean horizon.









ADDRESS OF THE RESIDENCE

19, rue Victor Hugo
06240 Beausoleil

—

LIVE CLOSE TO EVERYTHING

SHOPPING

Supermarket 5 mins* walk away

Pharmacy 6 mins* walk away

Bakery 9 mins* walk away

Gustave Eiffel Market 9 mins* by car

TRANSPORT

The « Victor Hugo » bus stop is just a few metres* from the residence, providing access to Monaco

« Monaco-Monte-Carlo » railway station is about 11 mins*' walk away

ROAD ACCESS

Nice Airport 31 mins* by car

Menton 28 mins* by car

SCHOOLS

Paul Doumer Primary School 4 mins* walk away

Bellevue Secondary School 10 mins* walk away or 3 mins* by car

LEISURE

Monte Carlo Casino 9 mins* by car

Monaco town centre and harbour 10 mins* by car

** Source: Google Maps; journey times and distances are provided for guidance only. MARIGNAN, head office: 132 Avenue Pierre Brossolette, 92240 Malakoff – A simplified joint-stock company (Société par Actions Simplifiée) with a share capital of €12,000,000, registered with the SIREN under number 438 357 295 and listed in the Nanterre Trade and Companies Register. Illustrations and plans are not contractually binding as they are subject to the artists' interpretation. The flats, balconies, terraces and private gardens are sold and handed over unfurnished and without fittings. English translation: Deepl. Photo credits: Freepik. Perspective artist: Visiolab. Architect: Architectes Côte d'Azur. September 2026.*

MARIGNAN

Marignan is a nationally recognised property development specialist, with 50 years of experience and expertise.

Our teams listen, design and innovate to provide homes that are suited to new lifestyles, environmentally friendly and in harmony with the surrounding urban fabric, whether existing or future. From flats to detached houses, Marignan's recognised expertise meets the same high standards of excellence, from the design right through to the completion of every project.

EXAMPLES OF OUR PROJECTS **IN THE REGION**



ELYZÉA **IN EZE (06)**



LA BAIE DES SAPHIRS **IN EZE (06)**

04 83 81 15 15
marignan.immo