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FRANCE

Bella VISTA



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ABOUT

At **Reportage Group**, we're proud to be one of the largest private real estate developers in the United Arab Emirates, with projects spanning the UAE, Rwanda, Ethiopia, Kenya, Uganda, Egypt, Nigeria, USA, Türkiye, Saudi Arabia, Jordan, Azerbaijan, Pakistan, and more international markets on the way.

Our focus is clear and consistent: to deliver innovative, sustainable and accessible modern housing solutions that provide outstanding value for investors and a safe, welcoming home for everyone.

Our mission is to be among the most trusted real estate companies in the world, developing homes that are both modern and attainable, while fostering a true sense of belonging.

We're excited for what the future holds and remains committed to expanding our footprint across the globe.



Welcome to the *French Riviera*

The Mediterranean Art of Living At Its Most Exceptional

The French Riviera embodies an incomparable art of living, combining Mediterranean light, exceptional landscapes and timeless elegance. From the elegance of Monte-Carlo to the charm of Menton, and the vibrancy of Nice, each destination reveals a unique facet of the Riviera.

Perched on the heights, Beausoleil enjoys a privileged location. Nestled against the hills overlooking the Principality, the town offers superb panoramic views over the Mediterranean and a rare quality of life, where peace and nature meet the vibrant atmosphere of the Riviera.

Closer to nature.
Closer to the Mediterranean.
Closer to Monaco.







A Privileged Address At The Gateway To The Principality

Perched on the heights of the Principality, Beausoleil offers a rare balance between the serenity of a residential setting and the vibrant atmosphere of Monte-Carlo.

Its elevated position reveals sweeping panoramic views over the Mediterranean, while its immediate proximity to the Principality provides access within minutes to an exceptional selection of restaurants, boutiques, beaches, marinas, cultural venues and business centers.

Bella VISTA

An Exceptional Horizon For An Exceptional Way Of Life

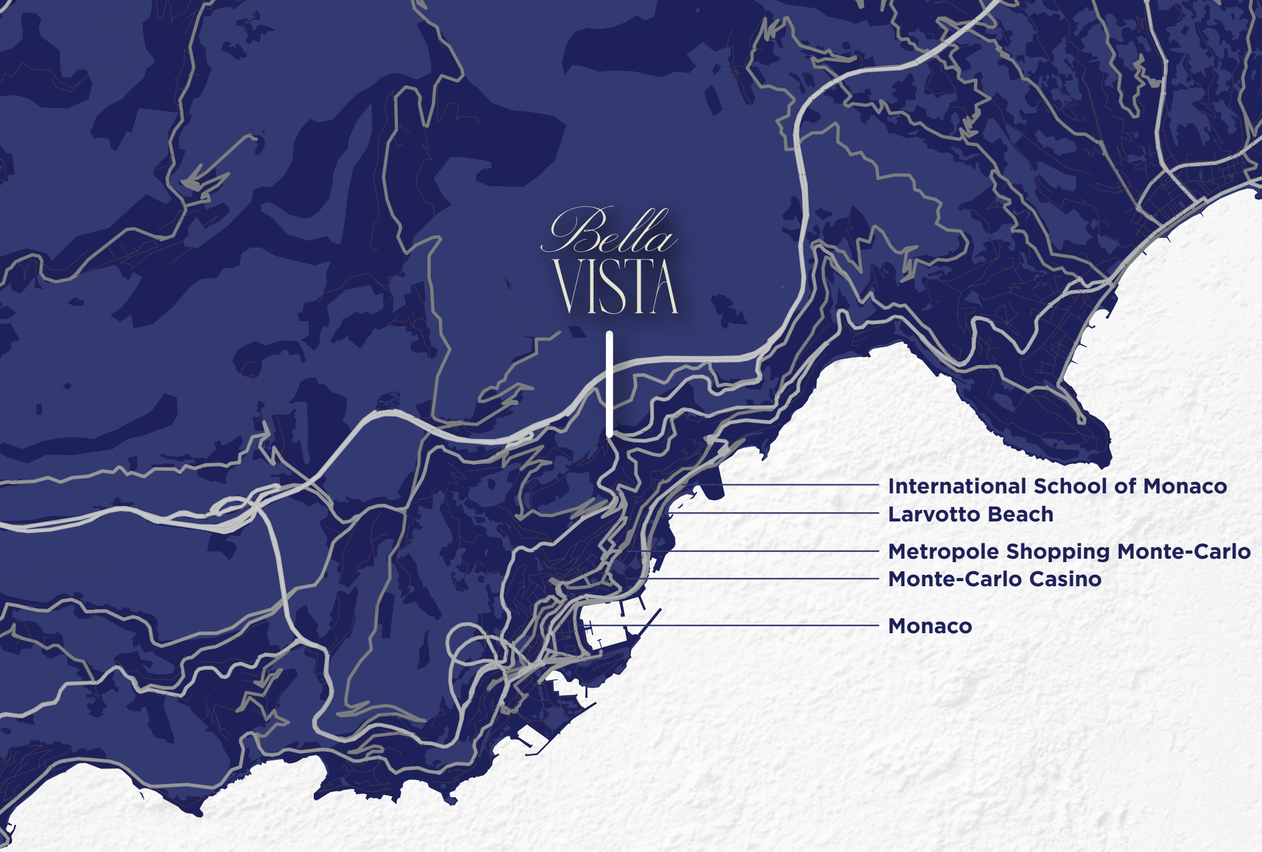
On the heights of Beausoleil, BellaVista Residence is set within a privileged environment, between Mediterranean hills and spectacular views over the sea.

Its architecture naturally follows the contours of the hillside, combining contemporary lines, landscaped terraces and Mediterranean vegetation in a harmonious setting.

Generous balconies and outdoor spaces extend the interiors towards the horizon. Panoramic views, natural light and the gentle Mediterranean climate thus become an integral part of everyday life.

BellaVista Residence has been designed as much more than a place to live: an address where architecture, light and panoramic views come together to create a truly Mediterranean experience.





An Exceptional *Location*

Just Minutes From The Principality, In The Heart Of The Riviera

Located on the heights of Beausoleil, BellaVista Residence benefits from a privileged residential environment while remaining in close proximity to the Riviera's most iconic destinations.

- **03** min drive to **Monaco**
- **05** min drive to **Larvotto Beach**
- **05** min drive to **Monte-Carlo Casino**
- **05** min drive to **Metropole Shopping Monte-Carlo**
- **07** min drive to **International School of Monaco**
- **40** min drive to **Nice International Airport**







Project *Details*

Type: **High-End Residence**

Plot Area: **2.020 m²**

Levels: **4**

Apartment Size: **187 m² to 195 m²**

3 residential levels, with private parking spaces on the top level

Apartment *Features*

- Private balconies and terraces, depending on the configuration of each apartment
- Fully fitted kitchens with cabinets and countertops
- Bedrooms with en-suite bathrooms and dressings and/or fitted wardrobes
- Fully tiled bathrooms and guest toilets, as per the layout
- Powder-coated aluminium doors and windows with double glazing
- Built-in wardrobes, as per the apartment layout
- Secure reinforced entrance door
- Glass balustrades for balconies and terraces
- Smart apartments with a home automation system
- Communal satellite TV system and fibre-optic connection for high-speed internet access





Unit *Mix*

3 Apartments
From 187 M² To 195 M² With 4 Bedroms

One Private Apartment on Each Level

Amenities & Services

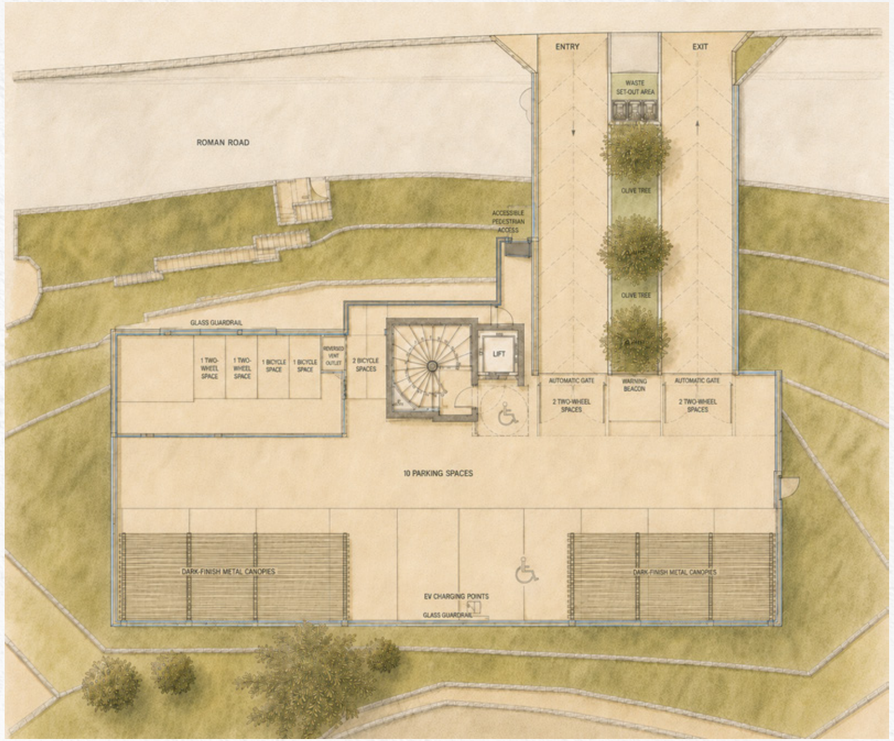
- 10 Parking Spaces for Cars
- 6 Parking Spaces for Motorcycle/Scooter
- 3 Storage Cellars, One per Unit
- Childrens' Play Areas
- Shaded Relaxation Areas
- Private Fitness Room
- Private Sauna
- Landscaped Areas



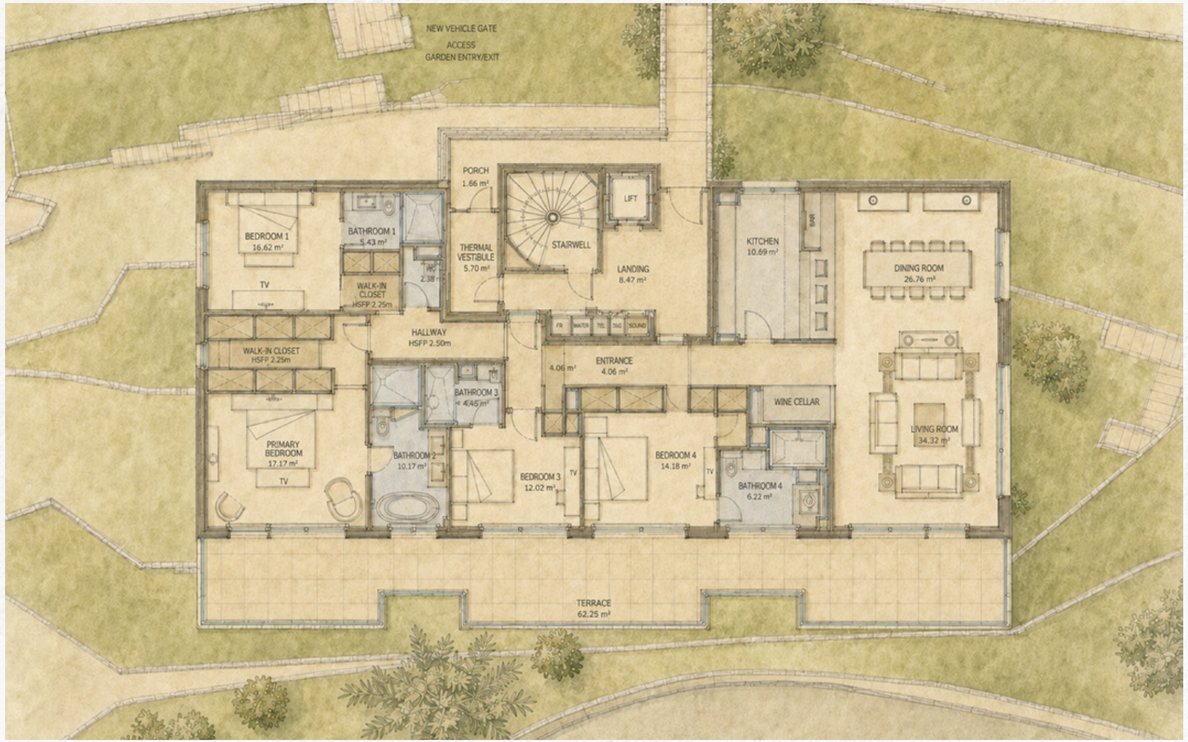


Floor Plans

Ground Floor - Roof Parking



Level 1



Level 2



Level 3



Level 4 - Basement



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