

## MONACO SAINT ROMAN - VILLAS DEL SOLE - WALLS OF A LOCAL

For sale Monaco

8 700 000 €

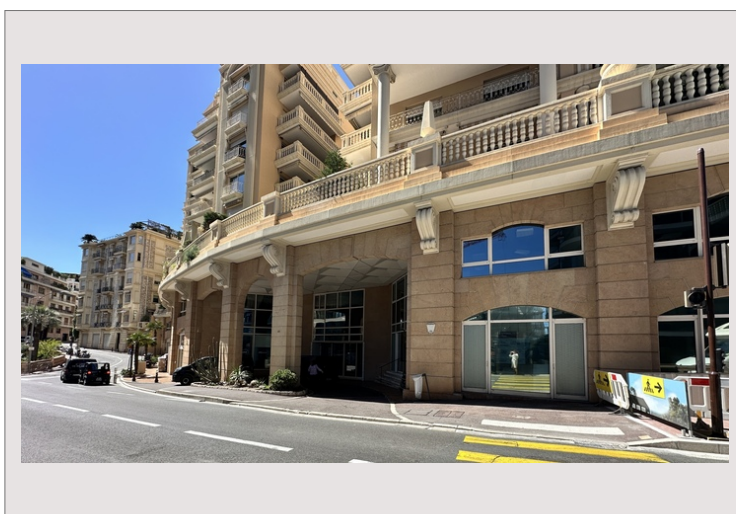
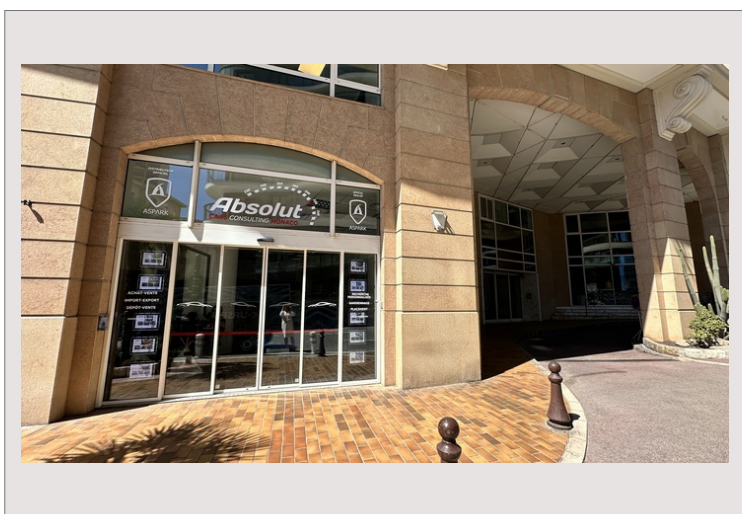
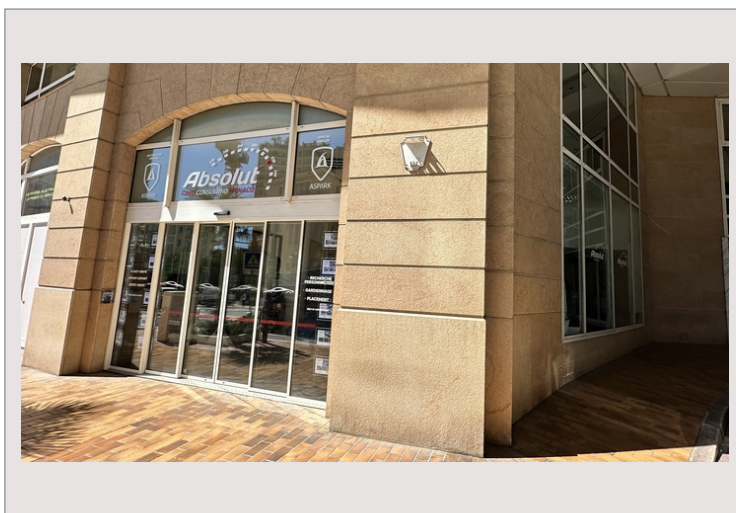
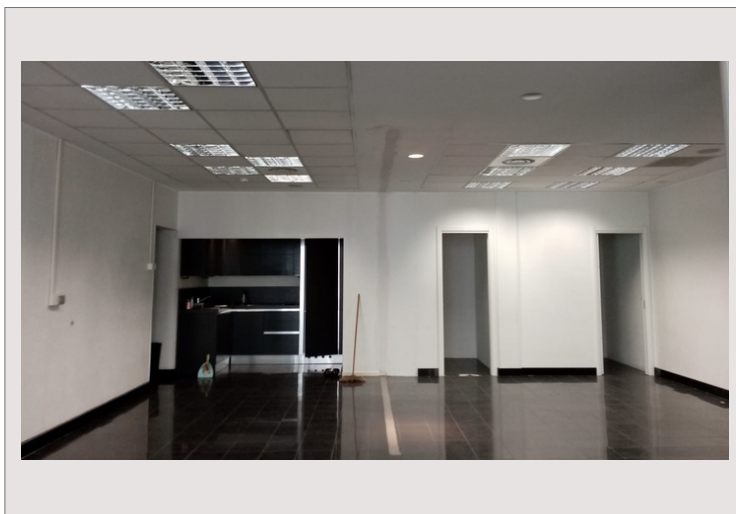
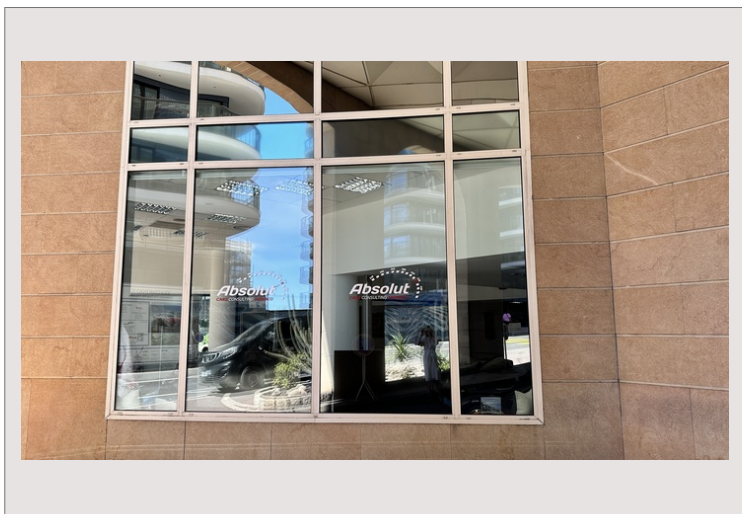
In Monaco, in the Saint Roman district, this very luxury building called Villa Del Sole is opposite the Elsa and Réseda towers which are currently being delivered, as well as the Bay House residence and the International School of Monaco. The complex will welcome a very large number of new inhabitants. As a result, these walls offered for sale, in this rapidly expanding area, will be suitable for a wide range of activities.

Product type	Commercial premise	Num rooms	-
Living area	214 m <sup>2</sup>	Building	Villas del Sole
Floor	Ground floor	Adresse	47/49 boulevard d'Italie
Release date	31/10/2025	District	La Rousse - Saint Roman
Annual costs	23 200 €	Usage mixte	Yes

Walls of a room with window, kitchenette, toilets and access on the Boulevard d'Italie. Rented under a precarious lease, until 31/10/2025 for €17,059.55 excl. VAT per month, i.e. €20,471.46 including VAT plus €1,000 excl. VAT of provision on charges. Possibility to acquire for €1,000,000, 4 parking spaces in a row, equipped with electrical outlets, located in the 1st basement, bearing the numbers 20, 21, 22 and 23. Office, commercial or professional use. The co-ownership by-laws prohibit: the sale of food products, drugstore, souvenirs, household appliances, radiotelevision, stationery and tobacco; activities that cause nuisance by emitting products, odours or vapours (i.e. those of restaurants, breweries, bars, dry cleaners, laundromats, mini-markets, supermarkets); any business requiring the removal of the window for display outside the premises.



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