

Rare and atypical / an entire floor of 268 m2

For sale Monaco

Sole agent

10 500 000 €

Located on the 3rd and last floor of a small building near the Condamine, shops, Port Hercule, in a neighborhood full of future.

Product type	Apartment	Building	Mercure
Living area	268.40 m ²	District	Jardin Exotique
View	View of the Sea, the City and the Prince's Palace	Exposure	North/East - South/West
Condition	Work required	Floor	3ème et dernier étage
Special Law	Libre de loi	Release date	Quickly
Annual costs	7 450 €	Usage mixte	Yes

The area for sale is located on the 3rd and last floor of the building "le Mercure", rue Crovetto Frères (between the top of the condamine and the bottom of the exotic garden).

The building has an elevator.

It is a plateau of 268.4 m2 (Monaco Topo survey).

The co-ownership regulations provide for either an industrial activity, or an office or residential activity. It is rare to have all three options in the Principality.

It can therefore be suitable as a rental investment, for an office or industrial activity, and even redesigned as a "New York loft" type home (rendering and plan on request).

Tours are very easy to arrange.



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