

PRESTIGIOUS OFFICE | 100M2 | RARE OPPORTUNITY IN THE PORT

For sale Monaco

**Sole agent**

6 650 000 €

Prime real estate | Prestigious headquarters for a prominent brand. Rare and prestigious apartment situated in a well-known building with some of the best views of the Monaco Grand Prix track. The Ermanno Palace is located in the legendary Port Heracles, has a smart reception area, a concierge, and parking and is close to the Yacht Club and Automobile Club of Monaco. This jewel property can be used as an office or as a very trendy residential home.

Product type	Office	Num rooms	2
Total area	100 m <sup>2</sup>	Num bedrooms	1
Living area	76 m <sup>2</sup>	Num parking	1
Terrace area	24 m <sup>2</sup>	Building	Ermanno Palace
View	Port	District	Port
Exposure	South	Condition	Good condition
Floor	-	Release date	November 2024
Usage mixte	Yes		

Rare and prestigious property, located in a high-standing building with reception and concierge service at the legendary Port Hercules, near the Yacht Club and Automobile Club of Monaco.

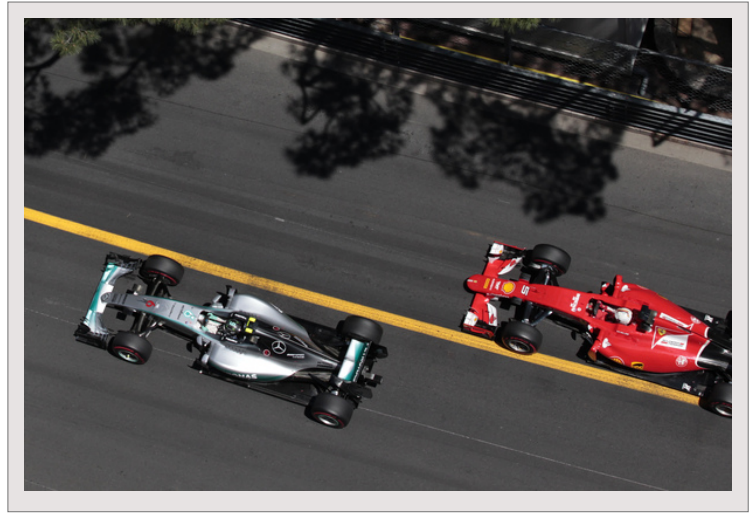
The office currently consists of an entrance hall, 2 toilets and 3 rooms, one of which currently serves as a kitchen and a refreshment area for clients and employees with access to a balcony. The 2 office rooms give onto a spacious terrace which faces the port and the iconic landmarks of the Formula 1 circuit.

The space has been refurbished and has good remodelling potential. It features new wooden floors throughout and is exceptionally bright at all times during the day.

It is currently rented as an office and can also be used as a residential property.

Please contact us for more information or a viewing appointment anytime.

PRESTIGIOUS OFFICE | 100M2 | RARE OPPORTUNITY IN THE PORT



## PRESTIGIOUS OFFICE | 100M2 | RARE OPPORTUNITY IN THE PORT

