

Prime Location in the Heart of Monaco – Front Row Grand Prix Vie

For sale Monaco

6 500 000 €

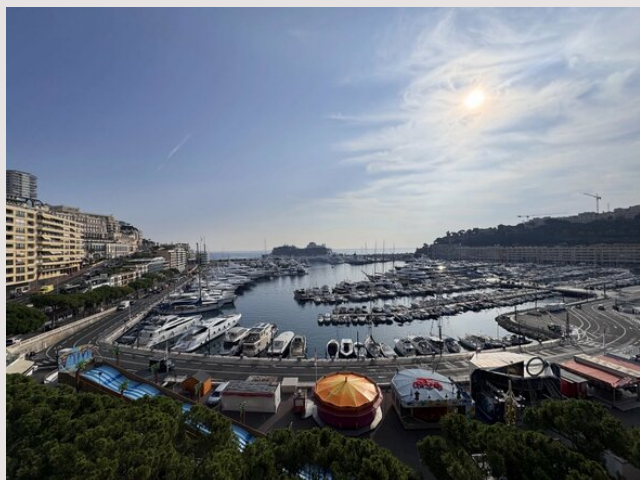
Product type	Apartment	Num rooms	2
Total area	77 m²	Num parking	1
Living area	60 m²	Num cellars	1
Terrace area	17 m²	Building	Le Bristol
View	Unobstructed view	District	Port
Exposure	East	Usage mixte	Yes

We are pleased to present a unique opportunity in the very heart of the Principality: a truly exceptional property located directly on the starting line of the Monaco Formula 1 Grand Prix, offering panoramic views over Port Hercule.

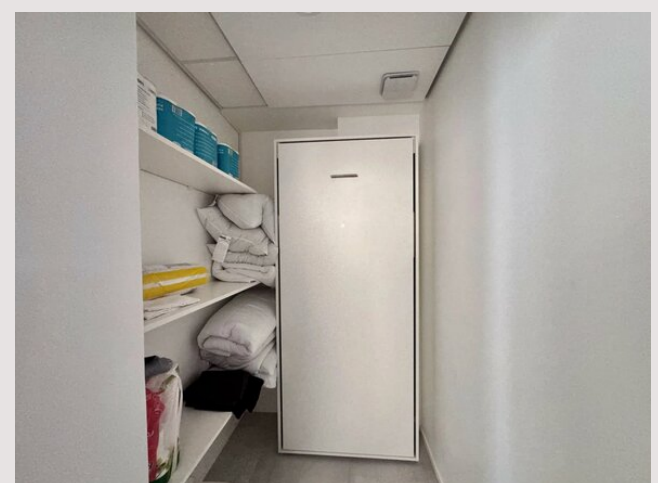
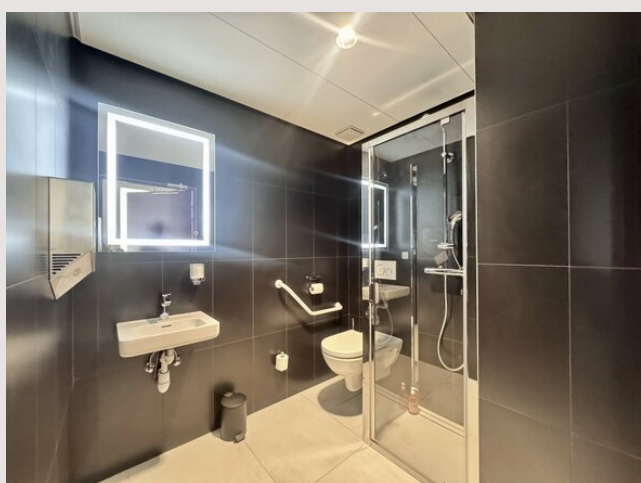
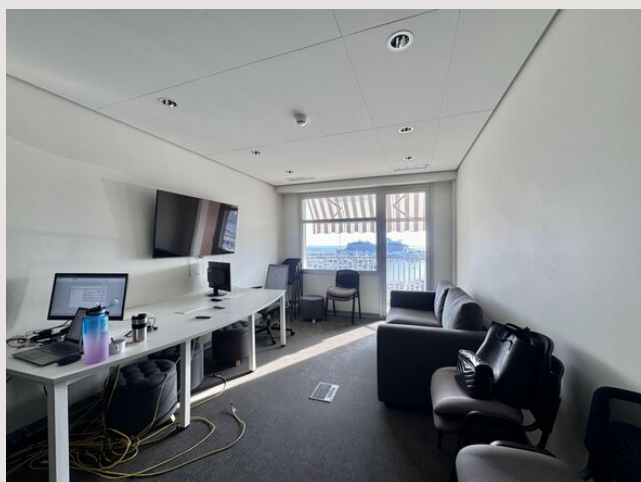
? Prime location – Ideal for motorsport enthusiasts, investors, or anyone passionate about the Monégasque lifestyle.

□ Key highlights of this property: ■ 77 m² total surface ■ 3 terraces with open views ■ Mixed-use zoning (office or residential) ■ Excellent Grand Prix hosting capacity ■ Impeccable condition, air-conditioned, sold with parking space and storage room

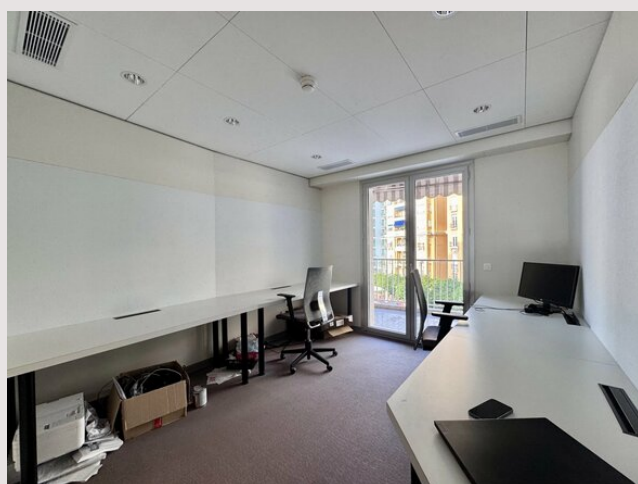
? Currently fitted as an office (reception area, meeting room, two offices, standard and accessible restrooms), the property offers great conversion potential, within a residence featuring an elevator, concierge service, and fibre-optic internet.



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