

**LARGE STUDIO IN A LUXURY RESIDENCE****For sale Monaco****2 495 000 €**

Ideally located in Rue Grimaldi, between the Port and La Condamine, just a few minutes' walk from the Place du Casino, the 45G is a luxury residence in the heart of Monaco.

Close to all amenities, the building offers quality services, with the presence of a concierge service.

Product type	Apartment	Num rooms	1
Living area	44 m ²	Building	Le 45G
Condition	Luxurious amenities	District	Condamine
Floor	3	Release date	Now
Usage mixte	Yes	Meublé	Yes

With a surface area of 44 m², this property is distinguished by the quality of its finishes, combining noble materials, custom-made joinery and carefully designed equipment.

The layout includes an entrance, a living room with open kitchen, a bathroom, as well as an independent and closed space that can be used as an office, perfectly suited to teleworking or a creative activity.

Ideal as a pied-à-terre or for a high-performance rental investment.

Possibility of mixed use (home or professional activity).





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