

## APARTMENT FOR SALE - PANORAMA

For sale Monaco

**Sole agent**

**2 840 000 €**

Located within a prestigious building with concierge services, offering a secure and privileged environment in the heart of the Principality, this property benefits from a strategic location that is both central and easily accessible. It is situated in close proximity to the train station, greatly facilitating mobility. The nearby availability of all essential amenities — shops, schools, restaurants, and public transportation — makes this area an ideal place for both professional activities and residence.

|              |                   |             |             |
|--------------|-------------------|-------------|-------------|
| Product type | Apartment         | Num rooms   | 3           |
| Total area   | 71 m <sup>2</sup> | Building    | Le Panorama |
| Condition    | Good condition    | District    | Port        |
| Floor        | 5                 | Usage mixte | Yes         |

This apartment available for sale consists of: an entrance hall, three main rooms, guest toilets, and a shower room with a toilet.

Currently, this space is used as an office. There is the possibility to convert this space into an apartment, allowing you to create a spacious three-room layout according to your tastes and needs.

The property is currently leased under an administrative use agreement, offering a return of 2.11%. The current lease is valid until april 30th 2027. The current rent is €5,000/month plus charges.



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