



## Renovated 3-room apartment - Condamine - Glimpse views of F1 Circuit

For sale Monaco

4 770 000 €

In the heart of the lively Condamine district and a few steps from the Port, in a modern building, this 2-bedroom apartment was completely renovated recently. Located on the pedestrian and shopping street of Princesse Caroline, this property benefits from an easy access to all the local shops.

|              |                                                        |              |            |
|--------------|--------------------------------------------------------|--------------|------------|
| Product type | Apartment                                              | Num rooms    | 3          |
| Total area   | 95 m <sup>2</sup>                                      | Num bedrooms | 2          |
| Living area  | 90 m <sup>2</sup>                                      | Building     | Le Petrel  |
| Terrace area | 5 m <sup>2</sup>                                       | District     | Port       |
| View         | pleasant view of the pedestrian street of La Condamine | Exposure     | Southeast  |
| Condition    | Very good condition                                    | Release date | À convenir |
| Usage mixte  | Yes                                                    |              |            |

In the heart of the Condamine district, a few steps from the port, bright and renovated apartment on the second floor. The apartment, with an area of 95 square meters, consists of an entrance hall, a large living room with open kitchen, two bedrooms and two bathrooms, one of which is en-suite. Two balconies complete the property, offering a glimpse views of the Formula 1 Grand Prix.

Apartment rented for €92,700 per year: ROI of 2%.

(The pictures illustrate a potential development project)





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