

ONE BEDROOM BEACHES DISTRICT - IDEAL INVESTORS

For sale Monaco

3 250 000 €

FOR INVESTORS - ONE BEDROOM APARTMENT

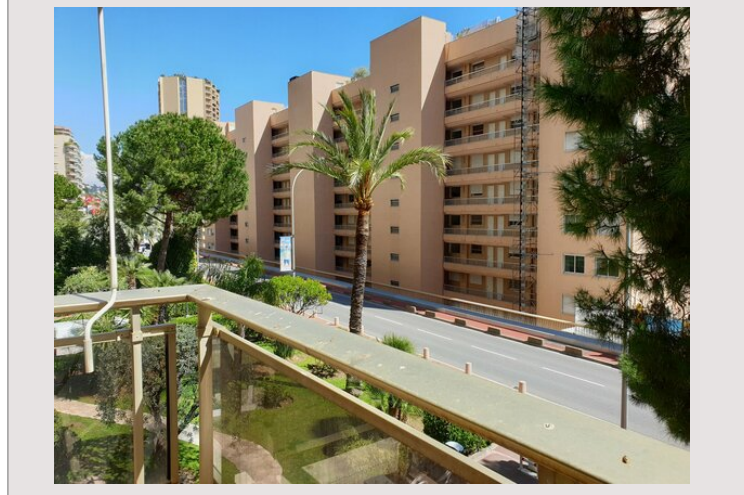
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|--------------|-------------------|--------------|----------------|
| Product type | Apartment | Num rooms | 2 |
| Total area | 72 m ² | Num bedrooms | 1 |
| Living area | 60 m ² | Num parking | 1 |
| Terrace area | 12 m ² | Num box | 1 |
| View | GARDEN CITY | City | Monaco |
| Exposure | SOUTHEAST | Condition | Good condition |
| Floor | 1 | Usage mixte | Yes |

In a building with concierge, close to the beaches, pleasant 2 rooms as follows: entrance, living / dining room, independent kitchen, bedroom, shower room, storage room. A terrace in front and a balcony on the side decorate this apartment. About 60 m² of living space + 12 m² terrace/balcony

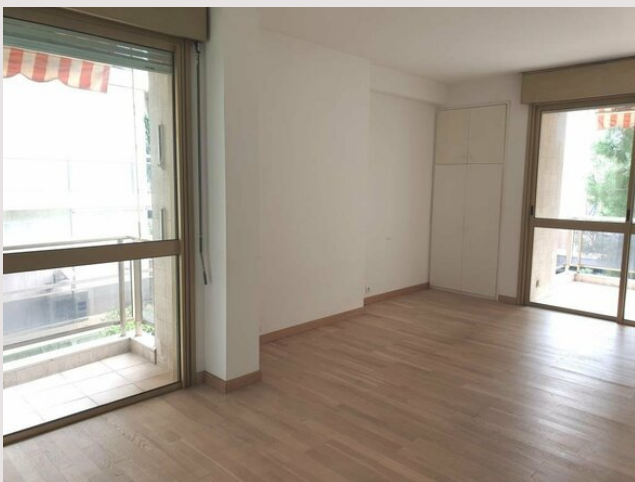
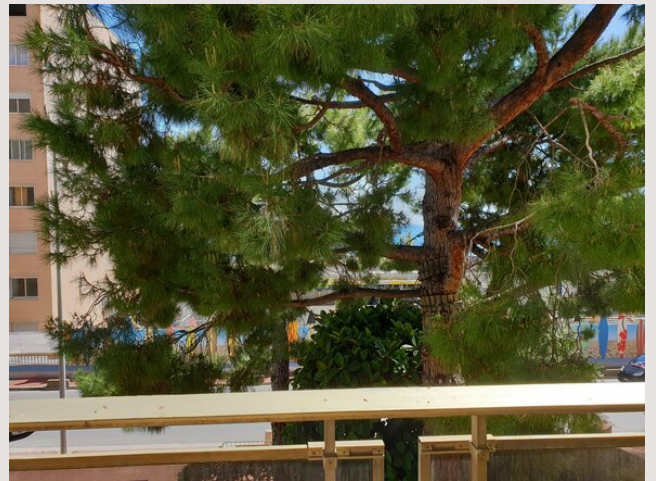
Mixed use possible (currently used in office)

Sold with a parking space. Ideal for a rental investment (the property will be sold with the condition that the current occupant can stay with a 5-year office lease.)

Profitability of about +/- 2%, possibility to request the payment of several years of rents in advance



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