



## 2-bedroom apartment for investment in Monte-Carlo

For sale Monaco

**Sole agent**

4 500 000 €

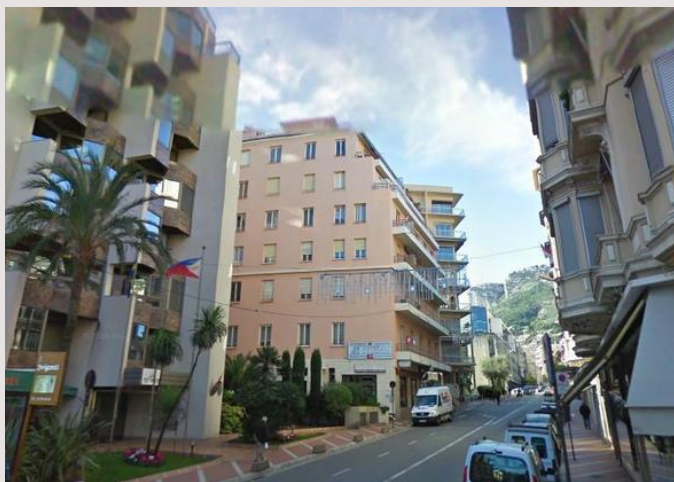
2-bedroom apartment of 120m<sup>2</sup> at the Richmond, Boulevard Princesse Charlotte. Currently rented as an office, this property is offering an opportunity for restructuring it into a 3-bedroom apartment.

Product type	Apartment	Num rooms	3
Total area	120 m <sup>2</sup>	Num bedrooms	2
Living area	115 m <sup>2</sup>	Building	Le Richmond
Terrace area	5 m <sup>2</sup>	District	Monte-Carlo
Condition	To refresh	Floor	1
Usage mixte	Yes		

Located in Prime Monte-Carlo, this 2-bedroom apartment, currently rented as an office presents a high potential for investors.

The property is composed of a large entrance corridor, serving the first spacious room on the right. At the end of this corridor, three different living spaces, all benefiting from the large windows, and two bathrooms.

The first option, keep it rented as an office with an interesting annual ROI. The second option, a restructuration into a 3-bedroom to create additional value.





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