

**UNDER OFFER! CO-EXCLUSIVITY - UNIQUE OPPORTUNITY - APARTMENT**  
**REFURBISHED OVERLOOKING THE PORT AND THE MONACO F1 CIRCUIT**  
**For sale Monaco** **Co-exclusive** **9 600 000 €**

Ideal investment - Exceptional view from this walk-through flat overlooking the port of Monaco

|              |   |              |            |
|--------------|---|--------------|------------|
| Product type | Apartment   | Num rooms    | 3          |
| Total area   | 123 m <sup>2</sup>                                  | Num bedrooms | 2          |
| Living area  | 90 m <sup>2</sup>                                   | Num parking  | 1          |
| Terrace area | 33 m <sup>2</sup>                                   | Building     | Shangri-La |
| View         | View on the harbour, the Rock of Monaco and the sea | District     | Port       |
| Condition    | Very good condition                                 | Release date | Disponible |
| Usage mixte  | Yes   |              |            |

Exceptional 3P corner apartment on the top floor of one of the most sought-after buildings in the Port of Monaco district, offering panoramic views of Monaco, the sea and the Rock. This flat has been completely refurbished and features air conditioning and magnificent bay windows opening onto the entire Principality of Monaco.

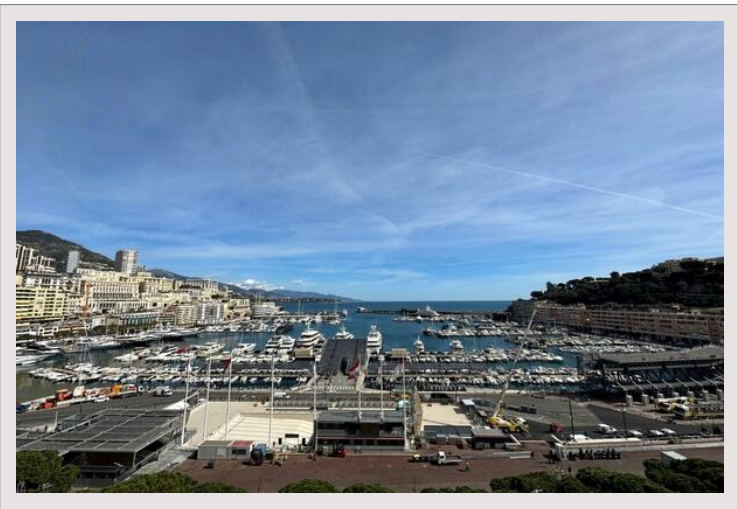
Located on the starting line of the Monaco Grand Prix, virtually the entire circuit is visible from the wide terraces of this excessively bright and sunny flat.

It is composed as follows: Hall, fitted kitchen, living room opening onto corner terrace, 2 bedrooms, 2 shower rooms, cupboards.

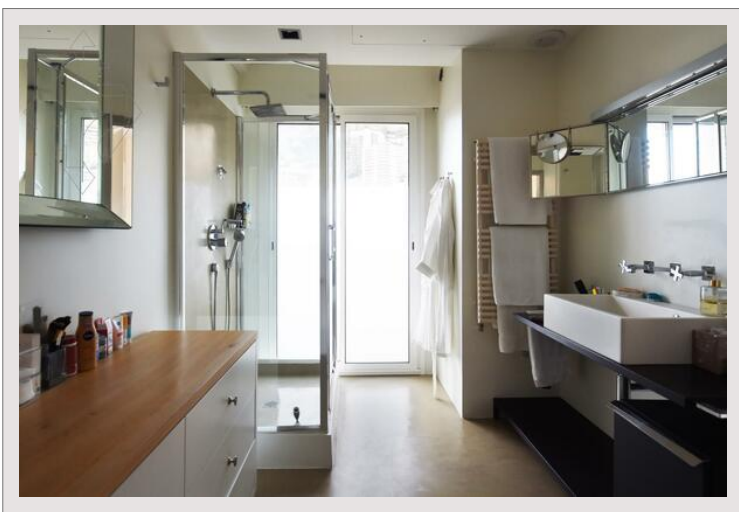
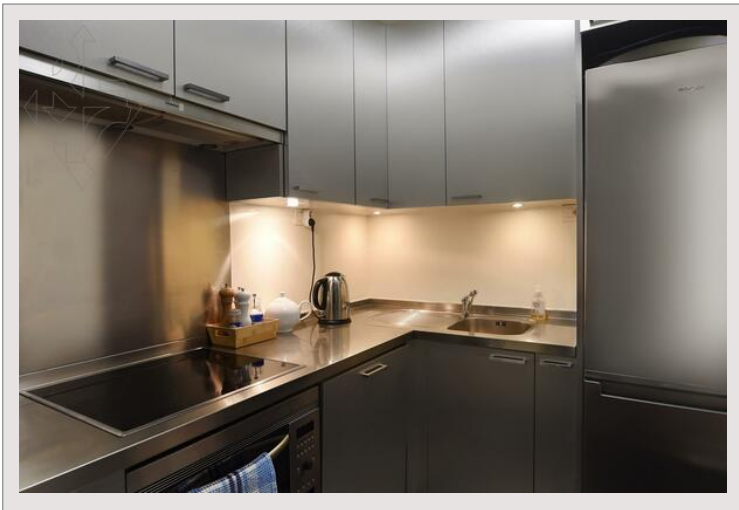
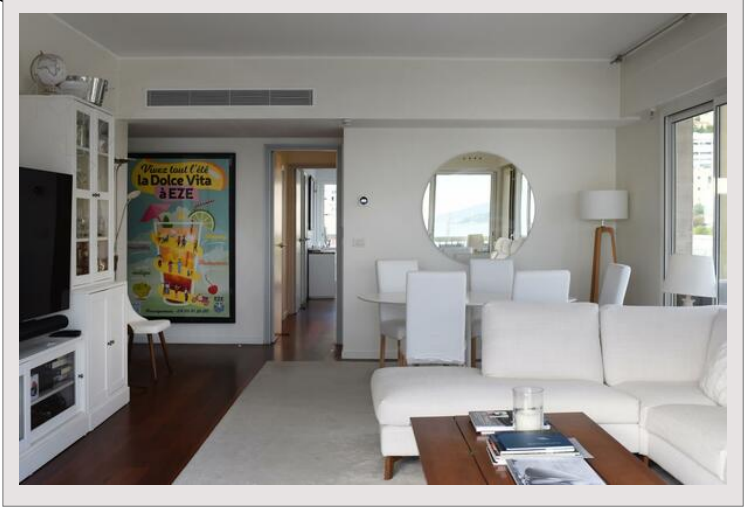
There is also ample parking.

The flat is currently rented for €13,150 + €700 CH until 14.10.2024.

Visits are easy by appointment.



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