FOR SALE

2 495 000 €

LARGE STUDIO IN A LUXURY RESIDENCE

Ideally located in Rue Grimaldi, between the Port and La Condamine, just a few minutes' walk from the Place du Casino, the 45G is a luxury residence in the heart of Monaco.

Close to all amenities, the building offers quality services, with the presence of a concierge service.

With a surface area of 44 m², this property is distinguished by the quality of its finishes, combining noble materials, custom-made joinery and carefully designed equipment.

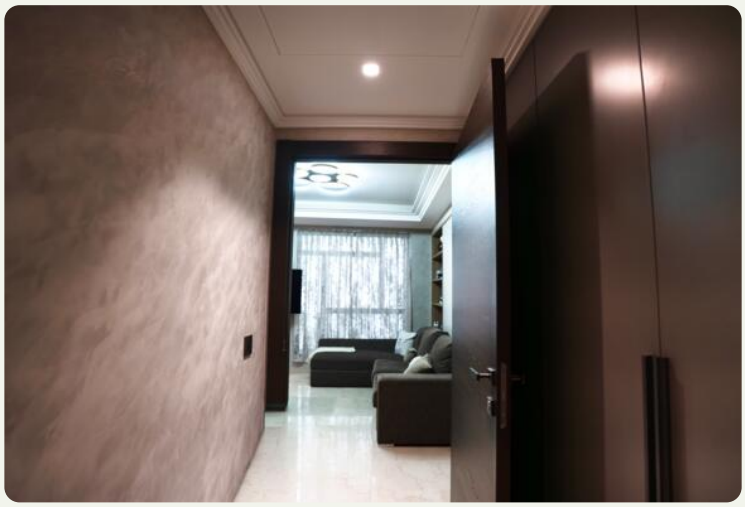
The layout includes an entrance, a living room with open kitchen, a bathroom, as well as an independent and closed space that can be used as an office, perfectly suited to teleworking or a creative activity.

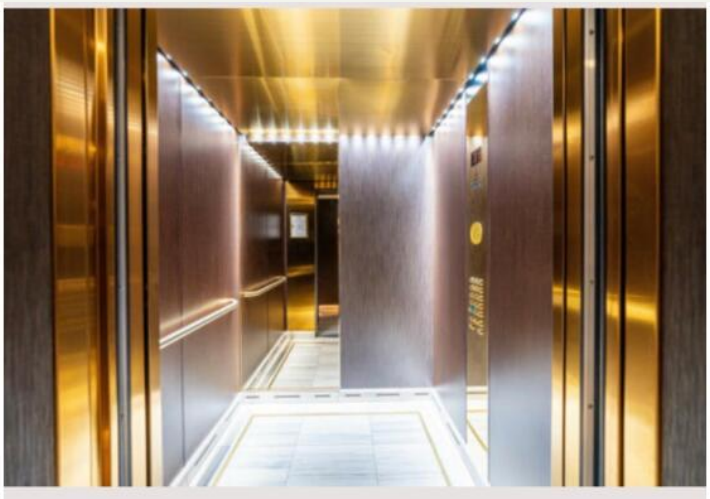
Ideal as a pied-à-terre or for a high-performance rental investment.

Possibility of mixed use (home or professional activity).

Type :	For sale	**Living area :**	44 sqm
Product type :	Apartment	**Bathrooms :**	1
Number of rooms :	1	**Condition :**	Luxurious services
Building :	Le 45G	**Mixed use :**	Yes
District :	Condamine	**Furnished :**	Yes
Floor :	3		

Clément CATTALANO clement@bc-properties.com +33 6 10 12 40 74 bc-properties.com 13 Boulevard Princesse Charlotte





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