SOLE AGENT

FOR SALE

3 990 000 €

ELEGANT RENOVATED TWO-BEDROOM APARTMENT JUST STEPS FROM THE CASINO

Located in the prestigious "Palais Saint James" residence, with elegant common areas, an elevator, a concierge service and 24-hour security, this superb pied-à-terre benefits from an exceptional address in the heart of the highly sought-after Carré d'Or. Ideally located opposite the Casino Gardens, it offers an exclusive living environment just a few steps from the most beautiful brands, renowned restaurants and emblematic places of the Principality.

Completely renovated to a high contemporary standard, this elegant two-bedroom apartment offers approximately 65 sqm of living space and has never been occupied since its renovation.

The property features a bright living room with an open-plan kitchen, two bedrooms, two shower rooms, and a pleasant 3 sqm balcony. Fully air-conditioned throughout, it offers a comfortable and functional living environment, perfectly suited as a primary residence, a pied-à-terre, or professional premises.

Benefiting from mixed-use status, this rare property in the heart of the Principality can be used for both residential and professional purposes.

Type :	For sale	**Total area :**	68 sqm
Product type :	Apartment	**Living area :**	65 sqm
Number of rooms :	3	**Terrace area :**	3 sqm
Building :	Palais Saint James	**Bedrooms :**	2
District :	Carré d'Or	**Bathrooms :**	2
Floor :	2	**Condition :**	Luxurious services
View :	City	**Mixed use :**	Yes

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Exposure :	Northeast	**Release date :**	To be determined
Annual costs :	1 900 €	**Furnished :**	Yes

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