



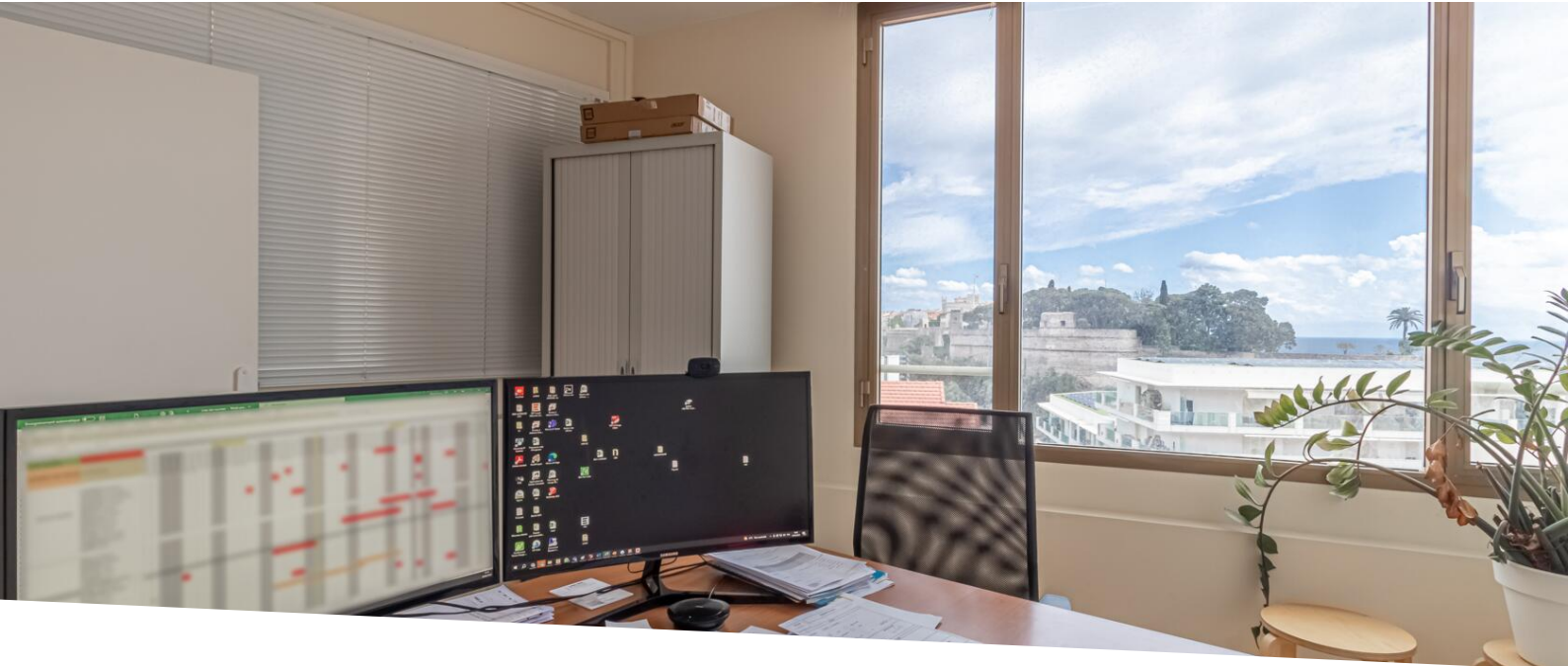
**AGENCE CONTINENTALE**

R E A L E S T A T E M O N A C O

**Agence Continentale**

19, boulevard des Moulins  
98000 Monaco

Emma Ruspantini  
Phone : +377 6 40 61 13 70/+377 93 50 54 64  
emma@continentale.mc  
www.continentale.mc



**Rare and atypical / an entire floor of 268 m<sup>2</sup>**

**Professional sale**

**Sole agent**

**10 500 000 €**

<i>Product type</i> <b>Office</b>	<i>Num rooms</i>
<i>Building</i> <b>Mercure</b>	<i>District</i> <b>Jardin Exotique</b>
<i>Living area</i> <b>268,40 m<sup>2</sup></b>	<i>Floor</i> <b>3ème et dernier étage</b>
<i>Annual costs</i> <b>7 450 €</b>	<i>Condition</i> <b>Work required</b>
<i>Mixed use</i> <b>Yes</b>	<i>Release date</i> <b>Quickly</b>
<i>Laws</i> <b>Libre de loi</b>	<i>Ref.</i> <b>ACV_Mercure_professionnelle</b>

Located on the 3rd and last floor of a small building near the Condamine, shops, Port Hercule, in a neighborhood full of future.

The area for sale is on the 3rd and last floor of the building "le Mercure", rue Crovetto Frères (between the top of the condamine and the bottom of the exotic garden). The building is industrial and/or residential, with elevator.

It is a plateau of 268.4 m<sup>2</sup>, currently divided into two parts and rented for the majority of the surface as an office and the other part as a dwelling (more details on request).

It can be purchased as a rental investment or redesigned for a "New York loft" type home or as a large office.



**MonteCarlo-RealEstate.com**

Page  
**1/3**

Ref. : ACV\_Mercure\_professionnelle

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.



