



## Sale administrative office Monaco Fontvieille Luxury Residence

Professional sale

3 500 000 €

<i>Product type</i> <b>Office</b>	<i>Building</i> <b>Raphael</b>
<i>District</i> <b>Fontvieille</b>	<i>Living area</i> <b>94 m<sup>2</sup></b>
<i>Floor</i> <b>rdc</b>	<i>Condition</i> <b>New</b>
<i>View</i> <b>garde</b>	<i>Release date</i> <b>14/09/2024</b>
<i>Ref.</i> <b>84405615</b>	

The office is quietly located on the ground floor, with large windows overlooking the gardens.

We are pleased to offer for sale a beautiful new administrative office with a total surface area of 94 sq.m. located in the luxury residence the Raphael in the Fontvieille district of Monaco.

Composition : two access doors, a main room, a storage room, two toilets, parquet flooring. The office is currently partitioned.

You will benefit from services provided by the Fontvieille Village Guard Station: parcel delivery, security through regular rounds and on-call services (air conditioning, heating, etc.).

The lease is for 1 year, expiring on 14/09/2024, with a monthly rent of 7,000€ + VAT 20% + 400€ flat-rate monthly charges. Total monthly rent: 8,800€.



(Water consumption, air-conditioning and heating supplies included. The maintenance contract for the fan coil units is the responsibility of the tenant).

