



## MONTE-CARLO - CENTER - 2-BEDROOM FLAT - SEA VIEW

For sale

Co-exclusive

4 950 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Shakespeare</b>	<i>District</i> <b>Monte-Carlo</b>
<i>Living area</i> <b>75 m<sup>2</sup></b>	<i>Terrace area</i> <b>5 m<sup>2</sup></b>
<i>Total area</i> <b>80 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Condition</i> <b>Renovated</b>
<i>Rented</i> <b>Yes</b>	<i>View</i> <b>Panoramic view of the sea and Monaco</b>
<i>Exposure</i> <b>South West</b>	<i>Release date</i> <b>Available</b>
<i>Ref.</i> <b>V1496-L</b>	

Renovated corner apartment, enjoying a nice unobstructed view of the city and port of Monaco and a central position in the Principality. Ideal for investment with a very good rental yield : 2,5%

Located in the Monte-Carlo district, in the “Le Shakespeare” building with lift, this apartment enjoys a central location in the Principality. Close to many amenities (schools, parks, shops, ...) and benefiting from quick access to Monaco’s port, the train station and the Carré d’Or.

Beautifully renovated 2-bedroom apartment in a contemporary style with light tones. The layout has been



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perfectly optimized. Its corner position and main façade facing the sea with a South/West exposure ensure wonderful natural light throughout the day. It comprises an entrance hall, a living room with a fully equipped kitchen opening onto a balcony overlooking Boulevard de Suisse, offering stunning views of the city, Monaco's port and the Rock. Two bedrooms with fitted wardrobes, including a master with en-suite shower room. A second shower room with toilet and a guest toilet complete the property.

Ideal as a main residence or as an investment property with a rental yield exceeding 2.5% observed.

The apartment is fully air-conditioned. Several public car parks nearby.





