



## Office For Sale In Fontvieille

Professional sale

2 014 000 €

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| <i>Product type</i><br><b>Office</b>             | <i>Num rooms</i><br><b>2 rooms</b>             |
| <i>Building</i><br><b>Botticelli</b>             | <i>District</i><br><b>Fontvieille</b>          |
| <i>Living area</i><br><b>47,50 m<sup>2</sup></b> | <i>Condition</i><br><b>Very good condition</b> |
| <i>Rented</i><br><b>Yes</b>                      | <i>View</i><br><b>Plot</b>                     |
| <i>Release date</i><br><b>Available</b>          | <i>Ref.</i><br><b>MCE33</b>                    |

The office is currently rented at 4500 euros/month + TVA + fees, offering an immediate income stream for investors or a deferred move-in opportunity for future users.

Situated in the renowned Botticelli building in the vibrant Fontvieille district, this 49 sq. m. office offers a prime setting for professional activities. Boasting a high ceiling and a prominent vitrine, the space is filled with natural light and provides excellent visibility, making it ideal for businesses seeking a prestigious and welcoming environment.

The office is thoughtfully arranged into two rooms:

- A spacious main area of 34.57 sq. m., perfect for open workstations, a showroom, or an executive office setup.
- A smaller 8.64 sq. m. room currently utilized as a conference room, offering a private and functional space for meetings or brainstorming sessions.

Practicality is further enhanced with two separate WC facilities, ensuring convenience for staff and clients



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This property combines functionality and style in an ideal location, providing businesses with an opportunity to operate in one of Fontvieille's most sought-after addresses. Whether as an investment or a future workspace, this office is designed to inspire productivity and professionalism.



BOTTICELLI - LOCAUX COMMERCIAUX  
BOTTICELLI 007

SUPERFICIE GENERALE 47.50 MQ

