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MONACO REAL ESTATE

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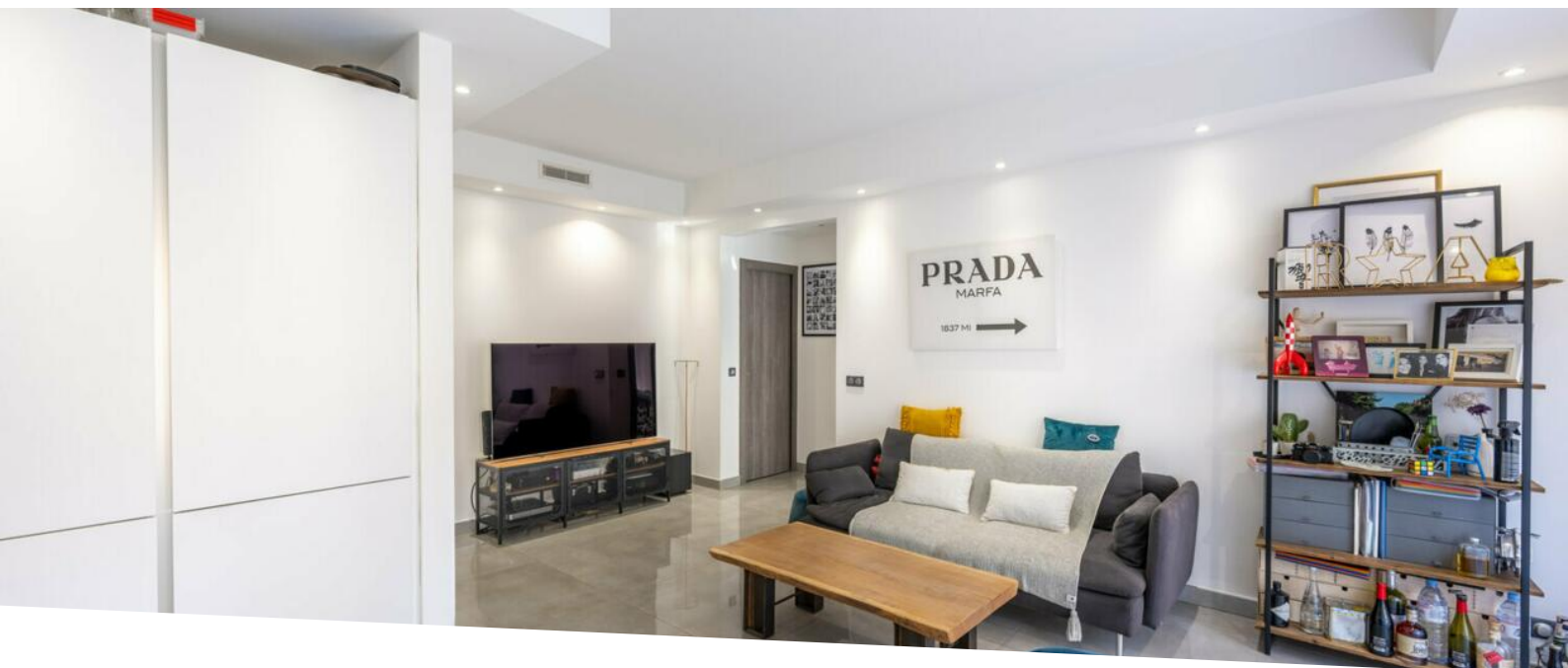
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Le Petrel 1 – Modern Elegance in the Heart of Condamine

For sale 4 725 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 3 rooms
<i>Building</i> Le Petrel	<i>District</i> Port
<i>Living area</i> 90 m²	<i>Terrace area</i> 5 m²
<i>Total area</i> 95 m²	<i>Bedrooms</i> 2
<i>Bathrooms</i> 2	<i>Floor</i> 1
<i>Condition</i> Renovated	<i>Mixed use</i> Yes
<i>View</i> Vue ville	<i>Release date</i> 1/04/2025
<i>Ref.</i> BK_125	

A Refined 3-Room Apartment with Mixed-Use Potential

Located in the Le Petrel residence on Rue Princesse Caroline, Monaco's only pedestrian street, this beautifully renovated 95 sqm apartment offers a unique blend of residential and office use. Just steps from Port Hercules, it boasts a prime location and high-end finishes throughout.

The apartment features a bright living and dining area with an open-plan kitchen, leading to a spacious terrace. It includes two elegant bedrooms, each with an en-suite bathroom and private terrace, ensuring



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privacy and comfort.

With views over Monaco's Rock, Rue Princesse Caroline, and the Formula 1 circuit.

- Currently rented Annual Rental Income: €93,600

