



## Le Bristol: 2 Room Apartment with F1 & Port View – High Potential

For sale

6 500 000 €

<b>Product type</b> <b>Apartment</b>	<b>Num rooms</b> <b>2 rooms</b>
<b>Building</b> <b>Le Bristol</b>	<b>District</b> <b>Port</b>
<b>Living area</b> <b>57,90 m<sup>2</sup></b>	<b>Terrace area</b> <b>19 m<sup>2</sup></b>
<b>Total area</b> <b>76,90 m<sup>2</sup></b>	<b>Bedroom</b> <b>1</b>
<b>Bathrooms</b> <b>2</b>	<b>Floor</b> <b>7</b>
<b>Condition</b> <b>To refresh</b>	<b>Mixed use</b> <b>Yes</b>
<b>View</b> <b>Sea, Port</b>	<b>Exposure</b> <b>South-East</b>
<b>Release date</b> <b>Quickly</b>	<b>Ref.</b> <b>AGVEN001</b>

For sale: 1-bedroom apartment with panoramic views over Port Hercule and the F1 circuit, located in the prestigious Le Bristol residence. Currently arranged as an office, it offers great potential to be transformed into a stylish pied-à-terre or primary residence. A rare opportunity in Monaco, ideal for investors or those seeking a bespoke renovation project. Refurbishment required.

Beautiful 76 sqm apartment located in the prestigious Le Bristol residence, directly overlooking the Formula 1 Grand Prix track and Port Hercule. Currently configured as an office, it can be converted into a spacious 1-bedroom apartment. A rare property with high potential, perfect for investment in Monaco. Refurbishment work required. An excellent location to host guests or investors. The current layout includes a meeting room,



office area, two WCs, a kitchenette corner, and three outdoor spaces (loggia and balconies).



