



## Rare Opportunity - For Sale / For Rent

Professional rental

Rent on request

Product type <b>Office</b>	Building <b>Castel Paradou</b>	District <b>La Rouse - Saint Roman</b>	Living area <b>374 m<sup>2</sup></b>
Floor <b>R.C.</b>	Service charges <b>200 €</b>	Release date <b>17.12.2025</b>	Ref. <b>G-L/C.P.</b>

Located in a beautiful **bourgeois building**, this rare professional space offers **374 m<sup>2</sup> of surface area**. The property comprises **41 m<sup>2</sup> of basement**.

Whether you are looking for a strategic address in Monaco or an investment with high potential, this versatile property is a great opportunity.

### Available options:

- **Right to lease:** €2,750,000 + €26,000/month + charges
- **Office lease (5 years) or Precarious lease:** Price on request
- **Sale of the premises - Free premises:** 16 500 000 €

### Key Assets:

- **Flexible rental or purchase formulas**, depending on your strategy
- **Spacious and modular configuration**, suitable for many professional uses



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