



## Under OFFER- For Sale / For Rent

Professional sale

Price on request

<p>Product type <b>Transfers of lease rights</b> R.C.</p>	<p>Building <b>Castel Paradou</b></p> <p>Release date <b>17.12.2025</b></p>	<p>District <b>La Rousse - Saint Roman</b> Ref. <b>G-L/C.P.DAB</b></p>	<p>Living area <b>374 m<sup>2</sup></b></p>
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Located in a beautiful **bourgeois building**, this rare professional space offers **approximately 374 m<sup>2</sup> of surface area**. The property comprises approximately **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:** €40,000/month + charges
- **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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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

- Usable subsoil

**Contact us today** for more information or to schedule a private tour (with 48 hours' notice)

