



## Le Bristol: Prime Office with F1 & Port Views – Fully Operational, Prestigious Address

Professional sale

6 500 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Le Bristol</b>	<i>District</i> <b>Port</b>
<i>Living area</i> <b>57,90 m<sup>2</sup></b>	<i>Terrace area</i> <b>19 m<sup>2</sup></b>
<i>Total area</i> <b>76,90 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathrooms</i> <b>2</b>	<i>Floor</i> <b>7</b>
<i>Condition</i> <b>Good condition</b>	<i>Furnished</i> <b>Yes</b>
<i>Mixed use</i> <b>Yes</b>	<i>View</i> <b>Sea, Port</b>
<i>Exposure</i> <b>South-East</b>	<i>Release date</i> <b>Quickly</b>
<i>Ref.</i> <b>AGVEN008</b>	

Bright and refined 76 sqm office for sale in the heart of Monaco, in the sought-after Le Bristol residence. Positioned directly above the Formula 1 Grand Prix circuit and facing Port Hercule, it offers an exceptional setting for a client-facing or executive business. Fully operational and move-in ready. Ideal for a family office, asset management firm, or representation office.

Outstanding 76 sqm office located on the 7th floor of the prestigious Le Bristol residence, in the very heart of



Monaco. Enjoy a unique waterfront position with panoramic views over Port Hercule and the iconic Formula 1 track.

Bright, elegant, and fully operational, this office is ideal for professionals seeking a premium and prestigious business environment.

Whether for a head office, a private investment firm, or a client-facing business, this property offers both visibility and distinction.

The current layout includes a meeting room, open office area, two WCs, a kitchenette corner, and three outdoor spaces (loggia and balconies).

An exceptional turnkey opportunity in one of Monaco's most coveted locations.



