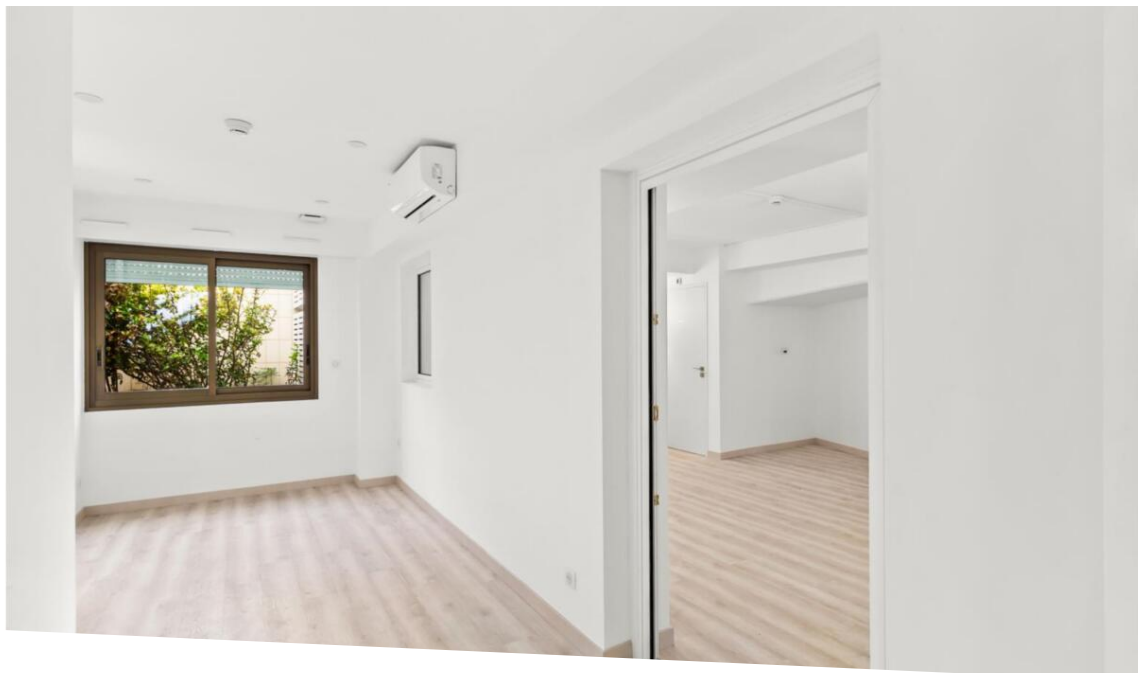




Bureau 2



**CONDAMINE: large renovated office for sale with good profitability**

Professional sale

Co-exclusive

3 290 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>District</i> <b>Condamine</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Living area</i> <b>166 m<sup>2</sup></b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>
<i>Annual costs</i> <b>15 000 €</b>	<i>Condition</i> <b>New</b>
<i>View</i> <b>city</b>	<i>Exposure</i> <b>good exposure</b>
<i>Release date</i> <b>Immédiatement / immediately</b>	<i>Ref.</i> <b>CO - CA - brx - 02</b>

Rare 166 m<sup>2</sup> office space fully renovated in a sleek, modern style, air-conditioned, and ideally located above Place d'Armes, just steps from the Condamine Market, shops, public transportation, and Monaco's train station.

This elegant and modern professional space has been renovated in a sleek style, offering a bright and contemporary atmosphere, perfectly suited to businesses seeking a workspace that is both refined and functional.

- **Entrance hall:** welcoming and minimalist, ideal for a reception area.
- **3 spacious, light-filled offices:** each with windows, accommodating up to 8 workstations.



- **Large meeting room or executive office:** designed for conferences or as a stylish executive workspace.
- **2 separate restrooms** for added convenience.
- **Access to the lower level:** via an internal staircase, featuring a water point ideal for setting up a break area, and a spacious room perfect for an additional meeting room or storage area.
- **Direct access to the parking area from the lower level:** convenient for businesses needing storage space for equipment.

**A parking space is available in addition,** adding further value to this ideally located and impeccably designed office.

The office is currently leased on a long-term basis and enjoys an annual yield of 2.7%.



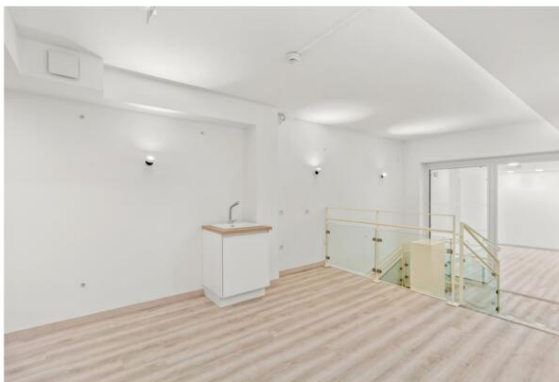
Bureau 1



Bureau 3



Accueil  
-  
Hall



Bureau de  
Direction  
-  
Salle de  
réunion





Salle de  
réunion  
-  
Espace de  
stockage



Tisanerie  
-  
Coin Repas

