



## under offer - CHÂTEAU AMIRAL | 1-Bedroom Investment Opportunity - 2.69% Yield

For sale

3 350 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Château Amiral</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>57 m<sup>2</sup></b>	<i>Terrace area</i> <b>13 m<sup>2</sup></b>
<i>Total area</i> <b>70 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathroom</i> <b>1</b>	<i>Parking</i> <b>1</b>
<i>Condition</i> <b>Renovated</b>	<i>View</i> <b>Unobstructed view</b>
<i>Exposure</i> <b>Southeast</b>	<i>Release date</i> <b>08/26</b>
<i>Ref.</i> <b>CHÂTEAU AMIRAL   Renovated 1-Bedroom with Exceptional Investment Potential</b>	

Perfectly located in La Rousse - Saint Roman, this modern refurbished 1-bedroom apartment is just moments from the Larvotto beaches. Set in a well-maintained residence with concierge and dual access, it features a bright layout, a generous terrace and a parking space. Currently rented, it represents an excellent rental investment opportunity in Monaco.

With an existing lease in place until 31 August 2026, the apartment provides immediate rental income of €7,500 per month and delivers an attractive gross yield of 2.69%.

Situated in the desirable Château Amiral residence with full concierge services, this renovated 1-bedroom



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apartment enjoys a prime location just moments from the Larvotto beaches, in the vibrant La Rousse - Saint Roman district. The building offers two separate entrances, providing easy access from both Boulevard d'Italie and Boulevard du Larvotto.

The apartment has been fully redesigned with modern finishes and features an inviting entrance hall, a bright living area with an open contemporary kitchen and bar counter, and a comfortable bedroom with custom-made wardrobes. Both rooms open onto a generous terrace, offering an ideal space to relax or entertain. A stylish shower room and a separate guest toilet complete the layout.

A parking space is included.

Currently rented, the property represents a secure and attractive investment opportunity in the Principality, combining an excellent location with strong rental appeal.





