

Sous compromis
2 Pièces
 Port Hercule

Prime Location in the Heart of Monaco – Front Row Grand Prix Vie

For sale

6 500 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms	<i>Building</i> Le Bristol	<i>District</i> Port
<i>Living area</i> 60 m²	<i>Terrace area</i> 17 m²	<i>Total area</i> 77 m²	<i>Parking</i> 1
<i>Cellar</i> 1	<i>Mixed use</i> Yes	<i>View</i> Unobstructed view	<i>Exposure</i> East
<i>Ref.</i> LMP-VMC-LB02			

We are pleased to present a unique opportunity in the very heart of the Principality: a truly exceptional property located directly on the starting line of the Monaco Formula 1 Grand Prix, offering panoramic views over Port Hercule.

Prime location – Ideal for motorsport enthusiasts, investors, or anyone passionate about the Monégasque lifestyle.

Key highlights of this property: ■ 77 m² total surface ■ 3 terraces with open views ■ Mixed-use zoning (office or residential) ■ Excellent Grand Prix hosting capacity ■ Impeccable condition, air-conditioned, sold with parking space and storage room

Currently fitted as an office (reception area, meeting room, two offices, standard and accessible restrooms), the property offers great conversion potential, within a residence featuring an elevator, concierge service,



and fibre-optic internet.





