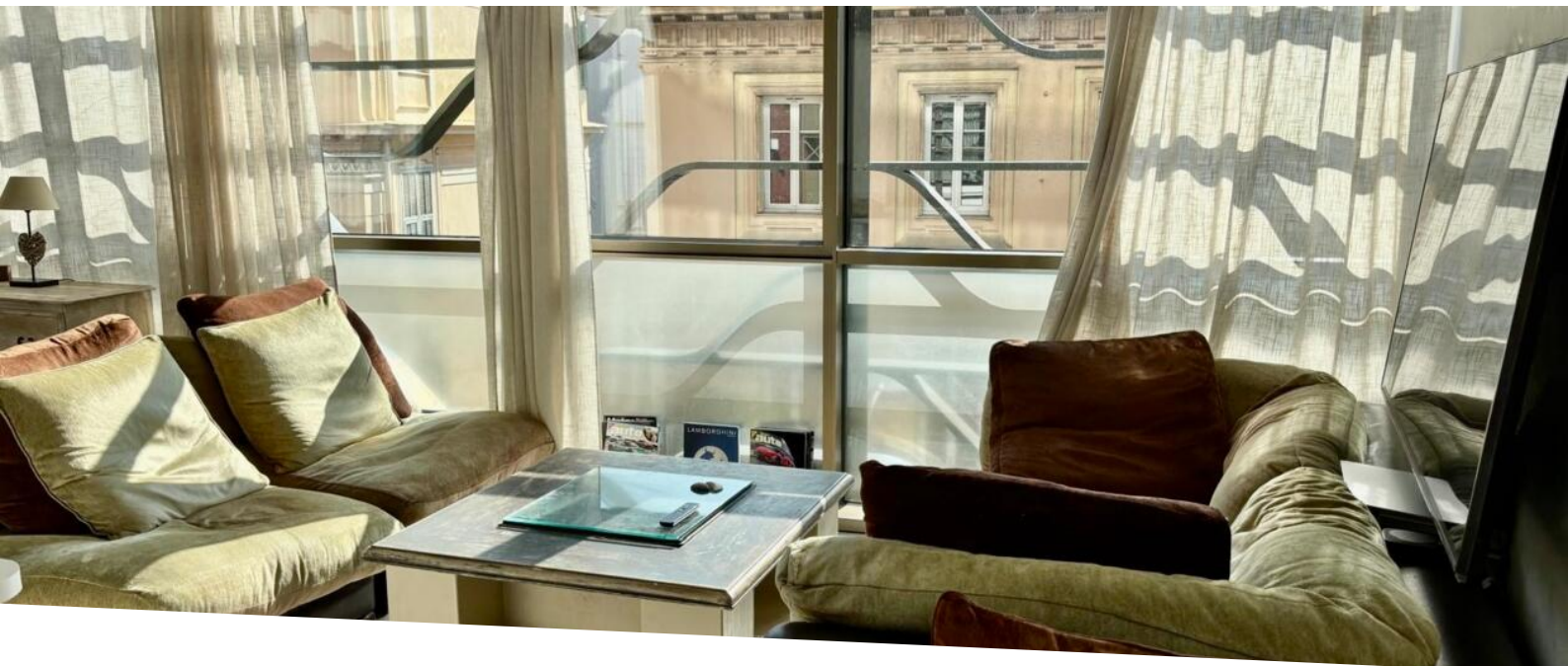




For Sale – Large Luxury Studio – Monaco

For sale

Sole agent

2 950 000 €

Product type
Apartment

Num rooms
Studio

Building
Le 45G

District
Condamine

Living area
53 m²

Ref.
EEM-V-190

For Sale - Large Luxury Studio - Monaco

Located at **45 rue Grimaldi**, a stone's throw from **Port Hercule** and all the shops, this **large studio** is located in a **recent luxury** residence with **concierge service and 24-hour security, 7 days a week**.

Located on the **3rd floor out of 15**, the apartment benefits from a **south-facing exposure**, offering a **very good luminosity** thanks to its **6 meters of bay windows on the façade**. The view is **unobstructed over the city**.

With a **total surface area of 53 m²**, it consists of:

- an **entrance** hall with cupboards,
- a **living room with fully** equipped open kitchen **Bulthaup**,
- an **alcove bedroom**,
- an **elegant shower room**.



The apartment is in **excellent condition** and has top-of-the-range services:

Air conditioning, double glazing, electric blinds, armored door, intercom, videophone, video surveillance, elevator, exterior lighting, fire alarm and security service.

Parking :

- possible rental in the residence: **500 €/month**,
- or **additional purchase : €550,000**.

A rare property, ideal as a **main residence, pied-à-terre or investment**, in the heart of Monaco.



