



WALLS FOR SALE 10 METERS from Monaco Offices or beauty center – Liberal professions

Professional sale

2 750 000 €

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| <i>Product type</i> Commercial premise | <i>District</i> Centre |
| <i>City</i> Beausoleil | <i>Country</i> France |
| <i>Living area</i> 436 m² | <i>Terrace area</i> 40 m² |
| <i>Annual costs</i> 6 500 € | <i>View</i> Vue ville |
| <i>Release date</i> Available | <i>Ref.</i> NRF016 |

Only 300 meters from the Casino Monte Carlo district

Offices or beauty centres - Liberal professions

Beausoleil - immediate vicinity Monaco

In a **luxury building** located in Beausoleil, **just a few steps from the Principality of Monaco**, this new property complex offers a rare opportunity for the establishment of **premium offices, aesthetic centers, medical centers or liberal professions.**

The property develops on **two distinct plateaus**, totalling a surface area of **436.46 m²**, distributed as follows:



- **First level: 230.26 m²**
- **Second level: 206.20 m²**

A **central patio of 24.40 m²** structures the whole and brings **appreciable natural light**, promoting a qualitative and soothing working environment.

The premises are **delivered raw concrete, fluids on hold**, allowing **total freedom of layout** according to the specific needs of the user or investor (partitioning, technical equipment, standards specific to the activity).

Two private parking spaces complete this property, an essential asset in this high-demand area.

☐☐ **Ideal use :**

- Liberal professions
- Aesthetics / wellness centre
- Medical or paramedical practice
- Management offices or operational headquarters

☐☐ **Strategic location** : Beausoleil, on the immediate edge of the Principality of Monaco, benefiting from an **economic influence and optimal accessibility**.







