



## RENOVATED MIXED-USE OFFICE

Professional rental

Sole agent

3 100 € / month  
+ Service charges : 200 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>Studio</b>
<i>Building</i> <b>Shangri-La</b>	<i>District</i> <b>Port</b>
<i>Living area</i> <b>32 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Floor</i> <b>1</b>	<i>Service charges</i> <b>200 €</b>
<i>Condition</i> <b>Good condition</b>	<i>Mixed use</i> <b>Yes</b>
<i>View</i> <b>Clear</b>	<i>Exposure</i> <b>East</b>
<i>Release date</i> <b>Quickly</b>	<i>Ref.</i> <b>LM-01-26(BIS)</b>

This property is located in the prestigious "Shangri-la" building, ideally located on one of the most emblematic avenues of Monaco, the Boulevard Albert 1er. Located in the heart of the Principality, it offers an exceptional living environment just a stone's throw from the port and the city centre. Its privileged location allows you to take full advantage of the Monegasque effervescence while offering easy access to shops, restaurants, and major events in the city.

Spacious office of 32m<sup>2</sup> located in the building "Le Shangri-La", in excellent condition. This property includes a bathroom with bathtub and separate toilet, a fully equipped new kitchen area, large built-in cupboards, as well as a large window offering a breathtaking view of the city and the port. It is also equipped with a reversible air conditioning system. Very bright, this apartment benefits from a beautiful exposure. The residence, ideally located in front of the port, also has a security service to ensure your peace of mind





