



## LARGE STUDIO IN A LUXURY RESIDENCE

For sale

2 495 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>Studio</b>
<i>Building</i> <b>Le 45G</b>	<i>District</i> <b>Condamine</b>
<i>Living area</i> <b>44 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Floor</i> <b>3</b>	<i>Condition</i> <b>Luxurious services</b>
<i>Furnished</i> <b>Yes</b>	<i>Mixed use</i> <b>Yes</b>
<i>Ref.</i> <b>VA-06-2026</b>	

Ideally located in Rue Grimaldi, between the Port and La Condamine, just a few minutes' walk from the Place du Casino, the 45G is a luxury residence in the heart of Monaco.

Close to all amenities, the building offers quality services, with the presence of a concierge service.

With a surface area of 44 m<sup>2</sup>, this property is distinguished by the quality of its finishes, combining noble materials, custom-made joinery and carefully designed equipment.

The layout includes an entrance, a living room with open kitchen, a bathroom, as well as an independent and closed space that can be used as an office, perfectly suited to teleworking or a creative activity.

Ideal as a pied-à-terre or for a high-performance rental investment.

Possibility of mixed use (home or professional activity).





