



## APARTMENT FOR SALE - PANORAMA

For sale

Sole agent

2 840 000 €

Product type <b>Apartment</b>	Num rooms <b>3 rooms</b>
Building <b>Le Panorama</b>	District <b>Port</b>
Total area <b>71 m<sup>2</sup></b>	Bathroom <b>1</b>
Floor <b>5</b>	Condition <b>Good condition</b>
Mixed use <b>Yes</b>	Ref. <b>V-242</b>

Located within a prestigious building with concierge services, offering a secure and privileged environment in the heart of the Principality, this property benefits from a strategic location that is both central and easily accessible. It is situated in close proximity to the train station, greatly facilitating mobility. The nearby availability of all essential amenities — shops, schools, restaurants, and public transportation — makes this area an ideal place for both professional activities and residence.

This apartment available for sale consists of: an entrance hall, three main rooms, guest toilets, and a shower room with a toilet.

Currently, this space is used as an office. There is the possibility to convert this space into an apartment, allowing you to create a spacious three-room layout according to your tastes and needs.

The property is currently leased under an administrative use agreement, offering a return of 2.11%. The current lease is valid until april 30th 2027. The current rent is €5,000/month plus charges.



