



## ELEGANT RENOVATED TWO-BEDROOM APARTMENT JUST STEPS FROM THE CASINO

For sale

Sole agent

4 250 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Palais Saint James</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>65 m<sup>2</sup></b>	<i>Terrace area</i> <b>3 m<sup>2</sup></b>
<i>Total area</i> <b>68 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Floor</i> <b>2</b>
<i>Annual costs</i> <b>1 900 €</b>	<i>Condition</i> <b>Luxurious services</b>
<i>Furnished</i> <b>Yes</b>	<i>Mixed use</i> <b>Yes</b>
<i>View</i> <b>City</b>	<i>Exposure</i> <b>Northeast</b>
<i>Release date</i> <b>To be determined</b>	<i>Ref.</i> <b>VM-08-26</b>

Located in the prestigious "Palais Saint James" residence, with elegant common areas, an elevator, a concierge service and 24-hour security, this superb pied-à-terre benefits from an exceptional address in the heart of the highly sought-after Carré d'Or. Ideally located opposite the Casino Gardens, it offers an exclusive living environment just a few steps from the most beautiful brands, renowned restaurants and emblematic places of the Principality.

Completely renovated to a high contemporary standard, this elegant two-bedroom apartment offers



approximately 65 sqm of living space and has never been occupied since its renovation.

The property features a bright living room with an open-plan kitchen, two bedrooms, two shower rooms, and a pleasant 3 sqm balcony. Fully air-conditioned throughout, it offers a comfortable and functional living environment, perfectly suited as a primary residence, a pied-à-terre, or professional premises.

Benefiting from mixed-use status, this rare property in the heart of the Principality can be used for both residential and professional purposes.





