

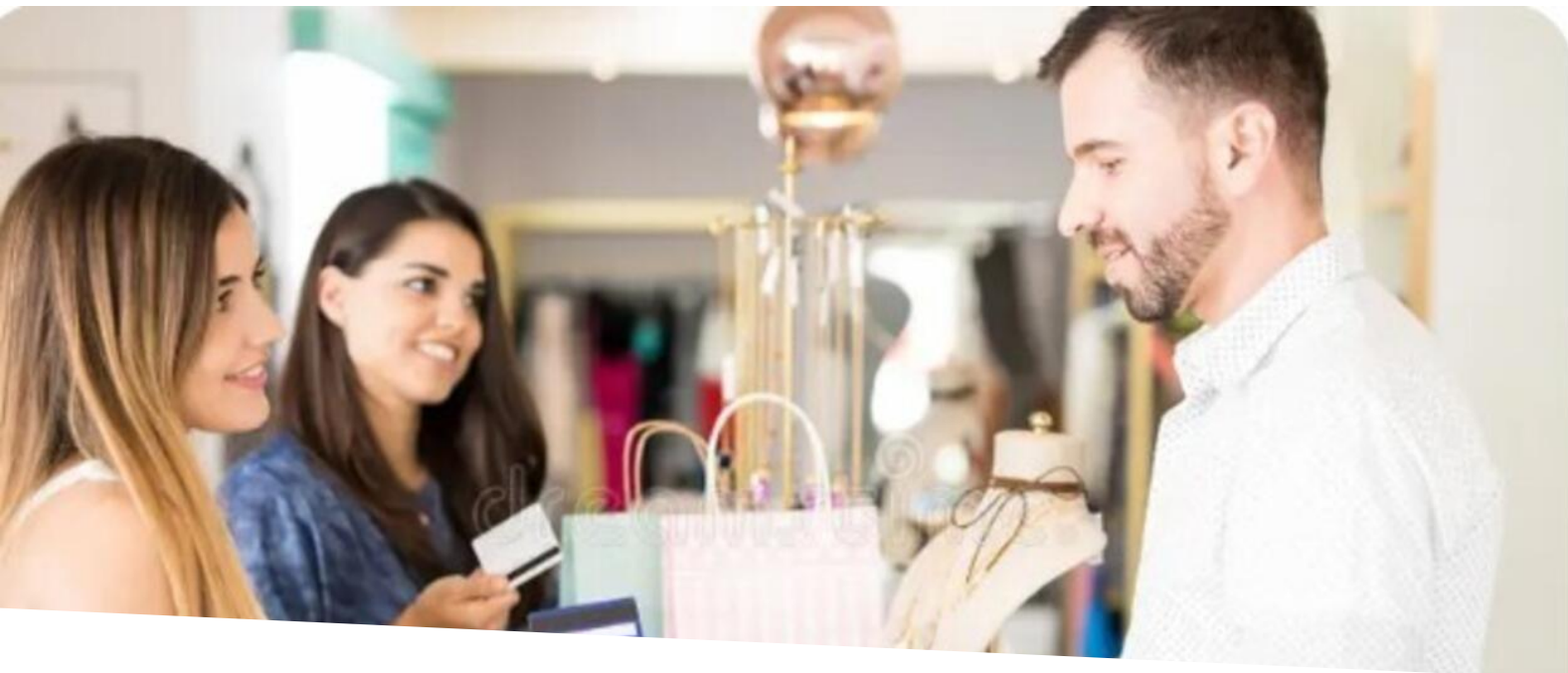


Exclusive Estate  
MONACO

## Exclusive Estate Monaco

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## Assignment of the right to the Carré d'or Bijouterie lease

Professional sale 585 000 €

|                                                                          |                                   |                               |                            |
|--------------------------------------------------------------------------|-----------------------------------|-------------------------------|----------------------------|
| Product type<br><b>Transfers of lease rights</b><br>Ref.: <b>NRM-010</b> | Building<br><b>Le Montaigne A</b> | District<br><b>Carré d'Or</b> | Total area<br><b>55 m²</b> |
|--------------------------------------------------------------------------|-----------------------------------|-------------------------------|----------------------------|

Ideally located a stone's throw from the Jardins du Casino and the **Metropole Shopping Centre**, this commercial premises benefits from a prime location and excellent visibility thanks to its large windows opening onto a particularly busy street.

The property consists of a large showroom area on the ground floor with sales area. In the basement, you will find an office, a storage space and a toilet.

The premises have complete security equipment guaranteeing a peaceful operation: entrance airlock, video surveillance system, alarm and metal curtain.

**Lease entitlement: €585,000**

**Commercial lease 3/6/9 years** authorising the following activities: exhibition, advice, purchase, expertise, consignment sale, sale of old, new or second-hand objects, leather goods, antiques, furniture, as well as all assistance and advice services related to these activities, excluding any manufacturing activity.

**Monthly rent including service charges: 4.150 €**

If you wish, I can also rephrase it in a more **luxury/high-end Monaco real estate** style, as John Taylor, Savills or Sotheby's would.



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Page  
1/1

Ref. : NRM-010

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