



Carat Properties

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Elegant 2-room apartment - Residence with 24-hour concierge service - Mixed use

For sale

2 650 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms
<i>City</i> Monaco	<i>Country</i> Monaco
<i>Living area</i> 70 m²	<i>Terrace area</i> 11 m²
<i>Total area</i> 81 m²	<i>Bedroom</i> 1
<i>Bathroom</i> 1	<i>Cellar</i> 1
<i>Floor</i> Rdj	<i>Mixed use</i> Yes
<i>Release date</i> à définir	<i>Ref.</i> AL 310 MC

A stone's throw from shops, beaches and amenities

In a luxury residence with **24-hour concierge service**, this magnificent apartment seduces with its luxurious services, comfort and versatility.

It consists of an entrance hall, an elegant living room, a fully fitted and equipped open kitchen, a guest toilet, as well as a spacious bedroom with dressing room and full bathroom. A pleasant terrace extends the living spaces. The high-end finishes and quality materials give this property a refined atmosphere.



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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

A cellar completes this property.

Possibility to acquire a parking space in addition at the price of 400,000 €.

Mixed use, allowing residential use or the exercise of a professional activity or a liberal profession, with or without receiving customers.

The apartment is currently rented until **September 30, 2026** for a monthly rent of **€4,800**, plus **€500 in provisions on charges**, offering immediate rental income until its maturity.

The advantages:

- Luxury residence with 24-hour concierge service.
- Luxurious amenities.
- Terrace.
- Bedroom with dressing room and private bathroom.
- Cellar.
- Parking available as an option.
- Mixed use (home or professional activity).
- Guaranteed rental income until September 30, 2026.

A rare property, ideal for a heritage investment as well as for a future main residence or professional use in the heart of the Principality.





