



## GRAND STUDIO WITH BEAUTIFUL TERRACE - PARK PALACE

For sale

Sole agent

2 500 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>Studio</b>
<i>Building</i> <b>Park Palace</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>41 m<sup>2</sup></b>	<i>Terrace area</i> <b>13 m<sup>2</sup></b>
<i>Total area</i> <b>54 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>1</b>	<i>Annual costs</i> <b>3 600 €</b>
<i>Condition</i> <b>Good condition</b>	<i>Mixed use</i> <b>Yes</b>
<i>View</i> <b>City</b>	<i>Ref.</i> <b>P.PALACEst.CM2020</b>

In the prestigious residence of the Park Palace, with swimming pool, gym and concierge, beautiful studio currently rented but possibility to vacate the apartment in case of sale. Cellar included. Parking in addition to the indicated price

We are pleased to offer you exclusively, this beautiful studio in one of the most renowned Residences of the "Carré Or", opposite the Casino.

You will enjoy an unobstructed view of the gardens and the Park Palace's top-of-the-range services: 24/7



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Page  
1/3

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conciierge service, indoor swimming pool, sauna, fitness.

It consists of an entrance hall with built-in cupboards, a fully equipped kitchen, a bathroom with bathtub, a beautiful room opening onto a large loggia.

Currently rented 4000 eur including charges. In the event of a sale, the property can be released quickly. It can also be offered as an elegant desk.

Possibility to buy a cellar in addition 50 000 eur

Parking is extra. Independent square of 13 m2 (2.75 x 4.85 m) price on request.

VERY INTERESTING INVESTMENT because Price per m2 below the market price for the PARK PALACE.



