



# AGENCE THOMAS

SINCE 1930

Agence Thomas

25, boulevard Princesse Charlotte

98000 Monaco

Phone : +377 93 30 72 92

Fax : +377 92 16 15 32

contact@agence-thomas.com

www.agence-thomas.com



## ONE BEDROOM BEACHES DISTRICT - IDEAL INVESTORS

For sale

3 250 000 €

|                                               |                                                |
|-----------------------------------------------|------------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>       | <i>Num rooms</i><br><b>2 rooms</b>             |
| <i>City</i><br><b>Monaco</b>                  | <i>Country</i><br><b>Monaco</b>                |
| <i>Living area</i><br><b>60 m<sup>2</sup></b> | <i>Terrace area</i><br><b>12 m<sup>2</sup></b> |
| <i>Total area</i><br><b>72 m<sup>2</sup></b>  | <i>Bedroom</i><br><b>1</b>                     |
| <i>Parking</i><br><b>1</b>                    | <i>Box</i><br><b>1</b>                         |
| <i>Floor</i><br><b>1</b>                      | <i>Condition</i><br><b>Good condition</b>      |
| <i>Mixed use</i><br><b>Yes</b>                | <i>Ref.</i><br><b>03042023</b>                 |

FOR INVESTORS - ONE BEDROOM APARTMENT

In a building with concierge, close to the beaches, pleasant 2 rooms as follows: entrance, living / dining room, independent kitchen, bedroom, shower room, storage room. A terrace in front and a balcony on the side decorate this apartment. About 60 m<sup>2</sup> of living space + 12 m<sup>2</sup> terrace/balcony

Mixed use possible (currently used in office)

Sold with a parking space. Ideal for a rental investment (the property will be sold with the condition that the current occupant can stay with a 5-year office lease.)

Profitability of about +/- 2%, possibility to request the payment of several years of rents in advance



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