

# REY & NOUVION

IMMOBILIER  
REAL ESTATE

Rey & Nouvion Immobilier

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Location professionnelle

Exclusivité

30 000 € / Monat

+ Nebenkosten : 1.900 €

Produkttyp

**Büro**

Zimmer

**6**

Gebäude

**LE WINCH**

District

**Port**

Totale Fläche

**340 m<sup>2</sup>**

Salles de bains

**2**

Parkplätze

**2**

Stockwerk

**1**

Nebenkosten

**1 900 €**

Zustand

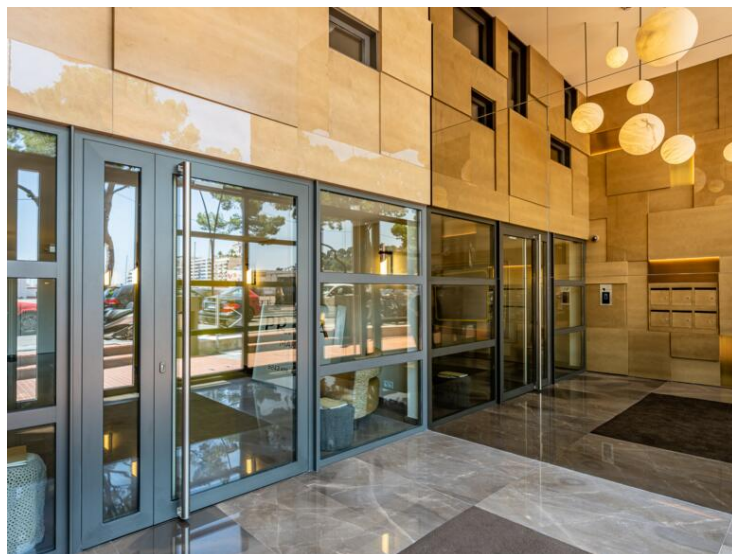
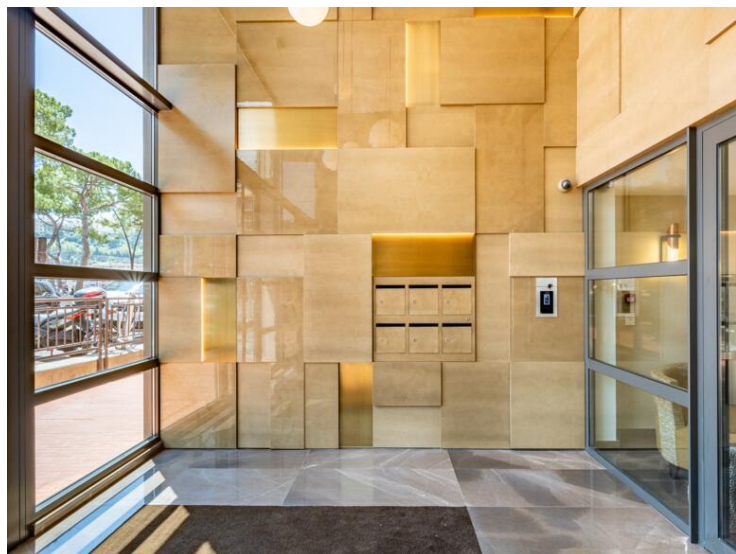
**Très bon état**

Verfügbar ab

**Immédiatement**

Hinweis

**Le Winch 340 31900**



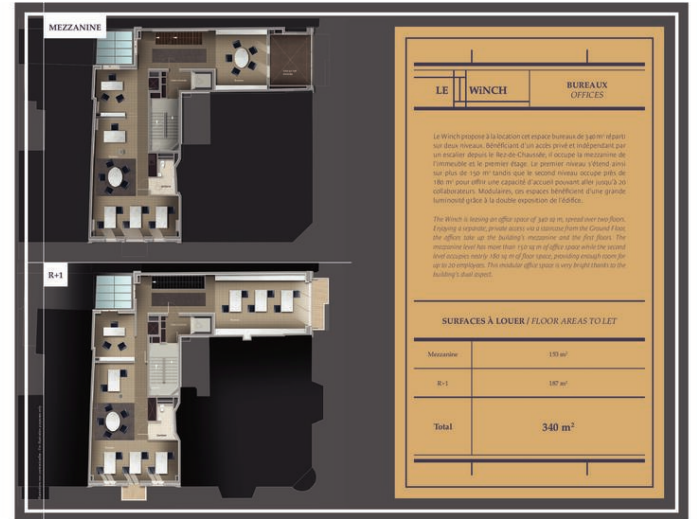
MonteCarlo-RealEstate.com

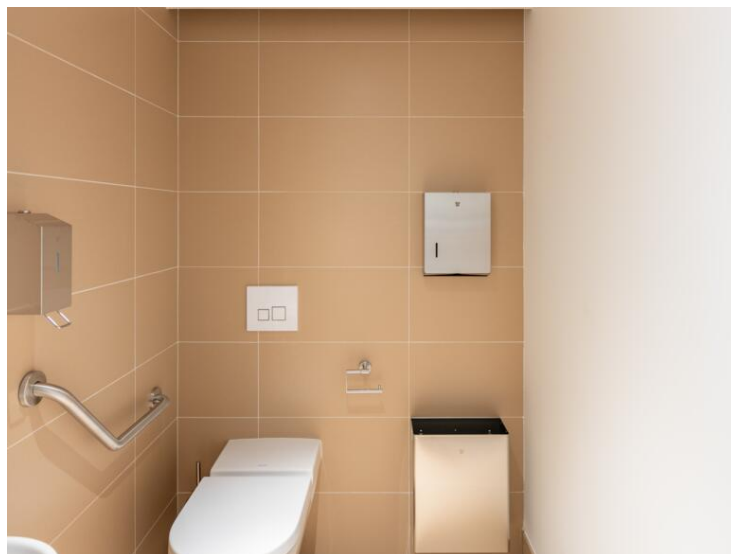
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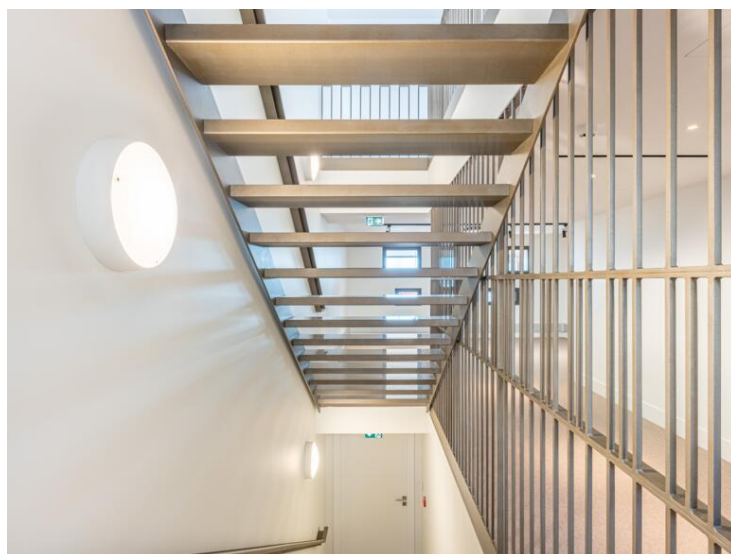
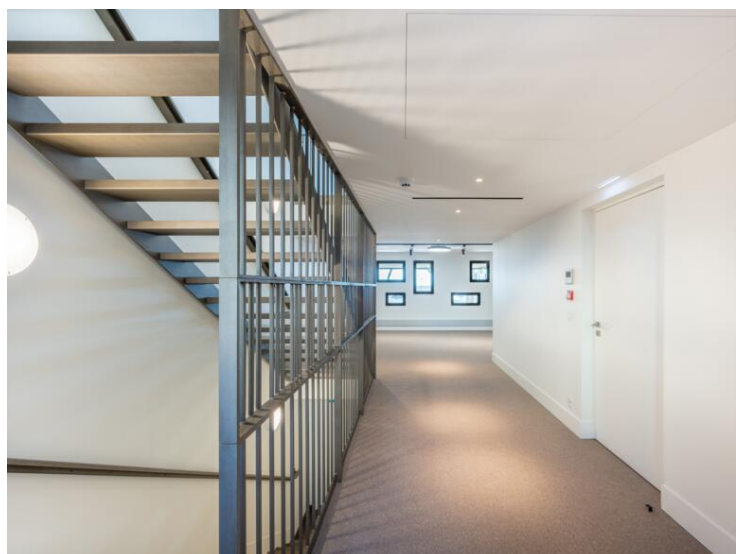
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**I**deally located in the heart of the Casimiro shopping district, just a few steps away from the train station, the Winch is a surprising, spacious, contemporary building, which overlooks the starting line of the Monaco Formula 1 Grand Prix.

A product of the imagination of architects Jean-Michel Wilmotte and Denis Blanchet, the angular design plays with the Principality's high urban planning constraints, blending in harmoniously with the surrounding buildings. It therefore gives views from three very distinct heights, the first being the terrace, the second facing the Rock and the Prince's Palace, and the third facing the mountain.

Aluminum balconies decorate the east facade, on the terrace, while classic moldings, moldings and ironwork decorate the south facade. The subtle design of the champagne-colored ceiling and the unique, irregularity of the stone complete this completely original building.

Altogether over 9 levels, Le Winch has a large offer area for lease: four levels on the mezzanine level and 5th floor as well as 4 apartments each with a beautifully appointed room. Arranged in three floors, the apartments, they rise up from the 2nd to 5th floor. (Access to the 5th floor is reserved for the residents of the 4th and 5th floors).

All the properties have an original layout due to the building's arrangement in corner. The office space has natural ventilation between work and meeting areas and work and management areas. The apartments also enjoy a large, airy, airy atmosphere living areas, overlooking the sea, are perfectly separated from the sleeping areas located in the calm of the south facade providing magnificent views of the setting sun.

Beautiful natural materials such as wood or stone in warm, natural colors and especially fine and rare, the building's interior is a modern building together with a soft, refined and comfortable environment. The building's heating and cooling system consists of a heat pump connected to the Casimiro district's geothermal closed loop system. Le Winch is the first building to be connected to this self-sustainable system that is 100% renewable.

Distribué sur 9 niveaux, Le Winch offre à la location un grand espace bureau sur deux niveaux en mezzanine et au 5<sup>ème</sup> étage ainsi qu'à appartements de 4 pièces de très grand standing, à raison d'un appartement par étage du 2<sup>ème</sup> au 5<sup>ème</sup> étage. Il se termine par un complexe duplex de 5 pièces qui occupe le 6<sup>ème</sup> et le 7<sup>ème</sup> étage.

Tous les biens bénéficient de l'implantation originale en angle de l'édifice. Pour les bureaux, cela offre une ventilation naturelle entre espace de travail et de réunion au 5<sup>ème</sup> étage et de Direction. Cette distribution des espaces profite également aux appartements où les pièces de jour, orientées sur la façade Est face à la mer, sont idéalement séparées de celles de nuit réparties au calme de la façade Sud avec le côté couchant.

Des matériaux nobles tels que le bois ou le Cèdre du Liban aux textures naturelles et chaleureuses habillent des intérieurs impeccablement agencés, pour offrir aux locataires des lieux de qualité d'une construction moderne et un environnement doux, raffiné et confortable. Le système de chauffage et de refroidissement de l'immeuble est assuré par une pompe à chaleur utilisant la boucle eau de mer du quartier de la Casimiro. Le Winch est le premier immeuble raccordé à ce système d'énergie 100% renouvelable jamais égalé.

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