



JOHN TAYLOR

LUXURY REAL ESTATE SINCE 1864

John Taylor

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Sole Agent Carré d'Or - Boutique in the « Les Allées Lumières

»

Professional sale

Sole agent

1 250 000 €

<i>Product type</i> Commercial enterprise	<i>Num rooms</i> Studio
<i>Building</i> Park Palace	<i>District</i> Carré d'Or
<i>Living area</i> 155 m²	<i>Bathroom</i> 1
<i>Parking</i> 1	<i>Condition</i> Good condition
<i>Ref.</i> V1604MC	

Exclusive to Carré d'Or - Superb art gallery and boutique located in the luxurious residence 'Les Allées Lumières' at the Park Palace, facing the Casino gardens. This 155 m² commercial space, with a 5 linear meter façade under the arcades, offers exceptional visibility in a prestigious environment, surrounded by iconic brands such as Cartier, Dior and Louis Vuitton. Lease 3, 6, 9 years with a rent of €6,444 excl. VAT/month, charges included and parking space.

Very beautiful boutique located in the heart of the Carré d'Or, in a very luxurious shopping gallery.

COMMERCIAL SPACE Park Palace building, 31 Avenue de la Costa - 98000 Monaco Located opposite the Casino gardens under the Arcades of the Park Palace. Environment: CARTIER, DIOR, LOUIS VUITTON, LANVIN, SONIA RYKIEL, CIRIBELLI, CHANEL, CELINE, MONT BLANC etc. Nearby: ESCADA, ESCADA SPORT, JEAN JACQUES (Brioni, Kiton, Loro Piana), ATMOSPHERE (Multibrand, Sergio Rossi, Bottega Veneta, Jimmy Choo, Marc Jacobs, Tod's) etc.

AREA On the ground floor, commercial space of 155 m². A parking space.

FACADE Frontage of +/- 5m linear.

DESTINATION Decorator, sale of new and old furniture, restoration of furniture and pianos, sale of paintings, art objects, lighting, gifts, stretched fabrics, painting, floor coverings, sewing workshop for all curtain work, etc. , Refection of seats, canapes, etc. Development and embellishment of boats, shops and apartments.

THE LEASES The Commercial Premises: A 3, 6, 9 Year Lease

THE RENTS The Commercial Space: Rent of 6.444.4euros HT per month + charges (parking space included).

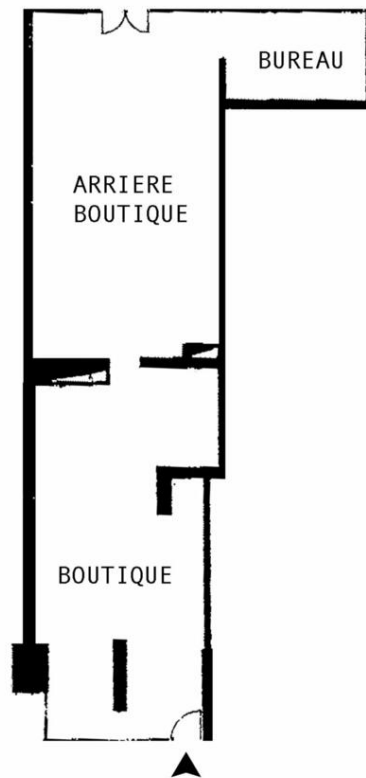


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