


Professional sale
Co-exclusive
30 000 000 €
Product type
Office
Num rooms
6
Building
Le Millenium
District
Fontvieille
Living area
860 m²
Parkings
+5
Floor
1er et 2ème
Condition
Luxurious services
Ref.
SG-V8-FB

The property is located on the 1st and 2nd floors of the " Le Millenium " office and residential building, in the Fontvieille business district, in the immediate vicinity of the " Ilot Pasteur " public real estate complex currently being completed.

This luxury building has a concierge and beautiful common areas. Its strategic location in a rapidly changing area gives the property multiple advantages.

In addition to the good exposure of the building, the glazed enfilade that characterises its façade in the lower part gives off good natural light. The gardens located on the common terrace of the building on the 2nd floor also create a pleasant landscaped atmosphere for part of the offices.

The current layout of the spaces includes 5 office spaces in " Open space " (about 70 workstations), 3 meeting rooms, 2 large executive offices, 3 kitchen/tea room spaces, 3 shower rooms, a secure room dedicated to computer servers and a large number of storage spaces.

The property is sold free of any occupation. The last occupant carried out major works, some of which are relatively recent. The quality of the fittings and materials chosen results in the perfect functionality of the premises, where the refined aesthetics ensure total comfort. The soundproofing of the premises is optimal.


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The luxurious level of services deserves a physical visit to the premises.

We emphasize the possibility of dividing this property which is originally composed of 4 co-ownership lots of approximately 170 m², 200 m², 125 m² and 365 m² respectively. They are currently connected by two internal staircases.

Finally, 22 great parking spaces in the same building are included. Their adjoining property increases their value.

We are at your disposal to explain to you in a more complete way all the uniqueness of this rare investment opportunity in the Principality.









