



## Attractive Investment with Port View and Strong Net Yield (2.75%)

For sale

2 975 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Le Michelangelo</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>54 m<sup>2</sup></b>	<i>Terrace area</i> <b>8 m<sup>2</sup></b>
<i>Total area</i> <b>62 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathroom</i> <b>1</b>	<i>Floor</i> <b>6</b>
<i>Annual costs</i> <b>4 552 €</b>	<i>Condition</i> <b>Renovated</b>
<i>Furnished</i> <b>Yes</b>	<i>Mixed use</i> <b>Yes</b>
<i>View</i> <b>Port &amp; Le Rocher</b>	<i>Exposure</i> <b>North-East</b>
<i>Ref.</i> <b>Michelangelo_NR</b>	

Recently renovated and fully furnished apartment, overlooking the Fontvieille port and Le Rocher.

Rented at 7,500 euros per month (including charges), the property delivers a lucrative net yield of 2.75% (excluding charges).

Located on a high floor above the peaceful harbour of Fontvieille, this fully renovated and elegantly furnished



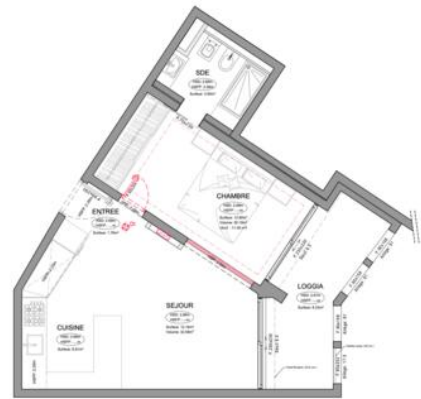
apartment offers a rare blend of comfort, style, and beautiful views of the marina and the historic Rocher of Monaco.

Bathed in natural light, the apartment features a spacious living area that opens onto a generous and peaceful terrace. The sleek open-plan kitchen is fully equipped, and the bedroom with ensuite bathroom offers a comfortable and separated space.

The apartment can officially be designated as a one-bedroom upon submission to the DPUM.

Additionally, a long-term lease for a private parking box in the Eden Star residence is available.





Plan approximatif. Seul le projet d'Construction  
Complet

