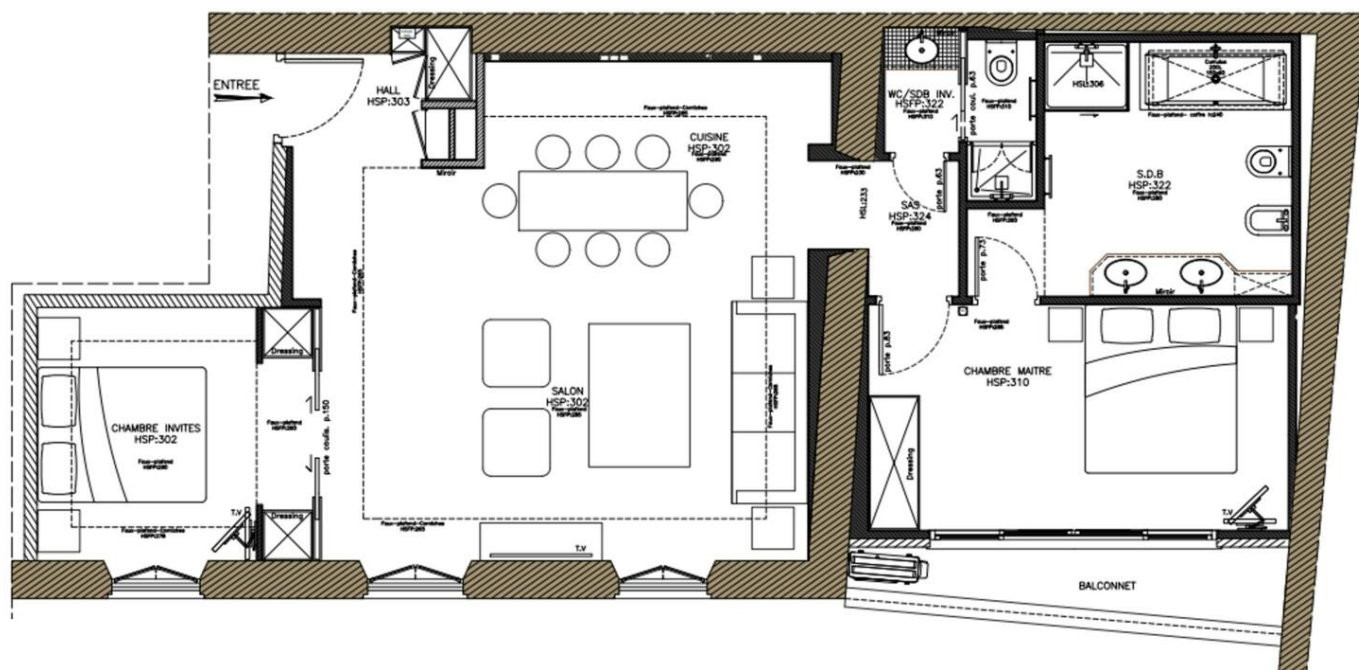




3-Room Apartment with Mixed Use - 100 m², Heart of La Condamine, Close to Port Hercules

Rental

6 800 € / month
+ Service charges : 150 €

Product type Apartment	Num rooms 3 rooms
District Condamine	City Monaco
Country Monaco	Living area 95 m²
Terrace area 5 m²	Total area 100 m²
Bedrooms 2	Bathrooms 2
Floor 1	Service charges 150 €
Condition Very good condition	Mixed use Yes
Release date Rapidement / Soon	Ref. CO - PC - 01 - APT

Located on a quiet street just behind the first line of Port Hercules, this versatile 3-room apartment is ideal for residential or professional use in the heart of La Condamine.

This **100 m² apartment**, located at **15 bis rue Princesse Caroline**, enjoys a prime location in the sought-after **Condamine** district, just steps from **Port Hercules** and all amenities. Currently rented as office space,



the apartment can easily be converted into a home. For long-term residential tenants, the owner will undertake the **necessary work to install an open-plan kitchen** (currently absent).

The layout is optimal for either residential or professional use thanks to its **mixed-use designation**, which allows for the registration of a company at the property. The apartment features **two bedrooms**, including a **master suite with a private bathroom**, a **spacious main room** where the future open kitchen can be installed, a **second bathroom**, and a **separate toilet**.

With **over 3-meter-high ceilings**, the apartment offers generous volumes and abundant natural light. Facing a quiet courtyard, it guarantees a **peaceful environment** for optimal comfort. Additionally, it has been **renovated** and is **air-conditioned**, providing a modern and functional living space.

Located on the **1st floor** of a well-maintained building, the apartment is close to a **public parking facility**, making it convenient for both residents and professionals. The **planned installation of an elevator** will further enhance the comfort and accessibility of this property.

This versatile apartment is a **rare opportunity** for those seeking a space that can adapt to their needs, whether for residential living or professional purposes, in one of Monaco's most prestigious neighborhoods.

A unique property offering calm, practicality, and great potential in the heart of La Condamine.



