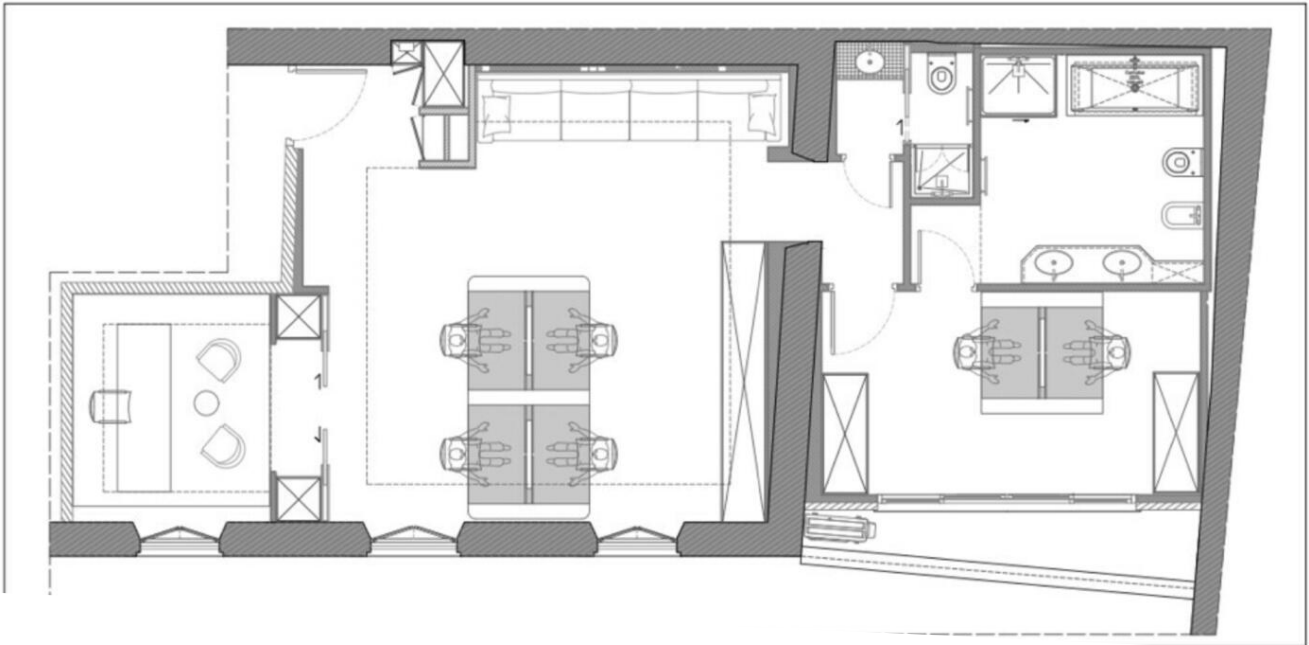




Renovated, Air-Conditioned 3-Room Office - 100 m², Heart of La Condamine, Close to Port Hercules

Professional rental

6 800 € / month

+ Service charges : 150 €

Product type Office	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	Release date Rapidement / Soon
Ref. CO - PC - 01 - B	

Located on a quiet street just behind the first line of Port Hercules, this renovated 3-room office combines functionality, calm, and a strategic location in the heart of La Condamine.

This **100 sqm office**, situated at **15 bis rue Princesse Caroline**, enjoys an ideal location in the vibrant **Condamine** district while offering a peaceful working environment with a courtyard view. Located on the **1st**



floor, it is just steps away from shops, restaurants, and a **public parking facility**, making it convenient for both colleagues and clients.

Renovated with care, the space is thoughtfully arranged for professional use. It features an **executive office**, a **spacious main room**, and a **second shared office** adaptable to your organizational needs. Additionally, the office includes a **large bathroom** and a **separate second toilet**, adding comfort and practicality to the premises.

The generous layout is enhanced by a **ceiling height of over 3 meters**, ensuring ample light and an airy atmosphere. Integrated **air conditioning** provides optimal comfort year-round, while the quiet courtyard orientation ensures a serene and productive working environment.

The future installation of an elevator will add extra convenience to this already practical and well-located space. Just a short walk from **Port Hercules** and all Condamine's amenities, this office combines accessibility, modernity, and tranquility.

A unique opportunity to establish your offices in a prestigious and functional setting at the heart of Monaco.

