



BEAUTIFUL 3 ROOM APARTMENT - MIXED USE - ROCK VIEW AND F1 CIRCUIT

For sale

4 500 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 3 rooms
<i>Building</i> Le Petrel	<i>District</i> Port
<i>Total area</i> 95 m²	<i>Bedrooms</i> 2
<i>Bathrooms</i> 2	<i>Floor</i> 2ème étage
<i>Condition</i> Very good condition	<i>Mixed use</i> Yes
<i>View</i> PORT, ROCK AND F1 CIRCUIT	<i>Ref.</i> VA-M04022025PE2

RENOVATED 3-ROOM APARTMENT A FEW STEPS FROM PORT HERCULE

Within the modern residence "Le Petrel" ideally positioned on the only pedestrian street in the Principality, this beautiful 3-room apartment is offered for mixed use (*home or office*).

Very bright, it has been completely renovated with high-end materials and particular care of the finishes.

It consists of an entrance hall, a living room and open kitchen, with terrace, and two bedrooms and two bathrooms with terraces as well.



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View of Princess Caroline Street, the Rock and the Formula 1 circuit.

Rental profitability: 2.08%

Currently rented 7.800€/month until April 2026





