



Modern villa in the heart of Condamine.

For sale

Sole agent

21 000 000 €

Product type Villa	Num rooms 6
Building Villa Stella	District Condamine
Living area 544 m²	Terrace area 267 m²
Total area 811 m²	Bedrooms +5
Bathrooms +5	Parkings 2
Floor 5 étages	Condition New
Mixed use Yes	Release date 2030
Ref. Villa Olympea - Condamine	

A unique opportunity to acquire a contemporary villa, currently configured as office space, in the heart of Monaco.

This 811 m² property, easily convertible into a residence, is offered at the price of 21 million euros.

An ideal property for residential or professional projects, offering a wide range of possibilities.

This contemporary villa, nestled in the heart of La Condamine behind the "Le Stella" building, spans six floors. Primarily designed for professional use, this architecturally unique and modern villa stands out as a truly exceptional property in the principality. Its layout is as follows:



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Page
1/1

Ref. : Villa Olympea - Condamine

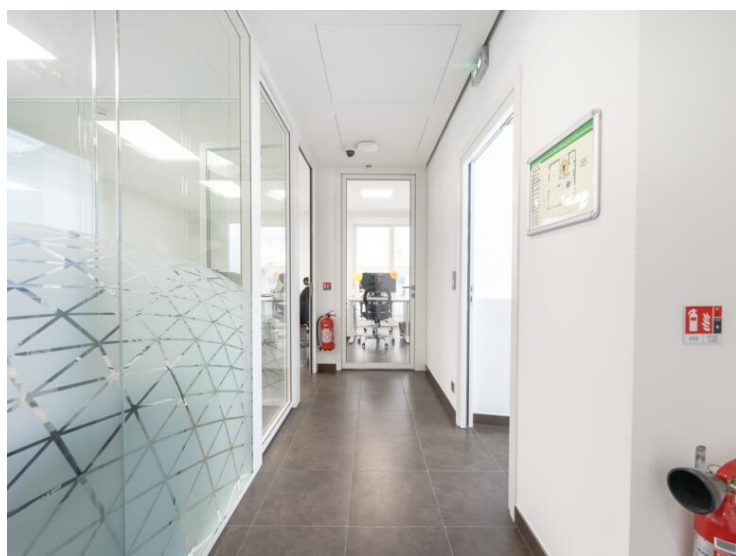
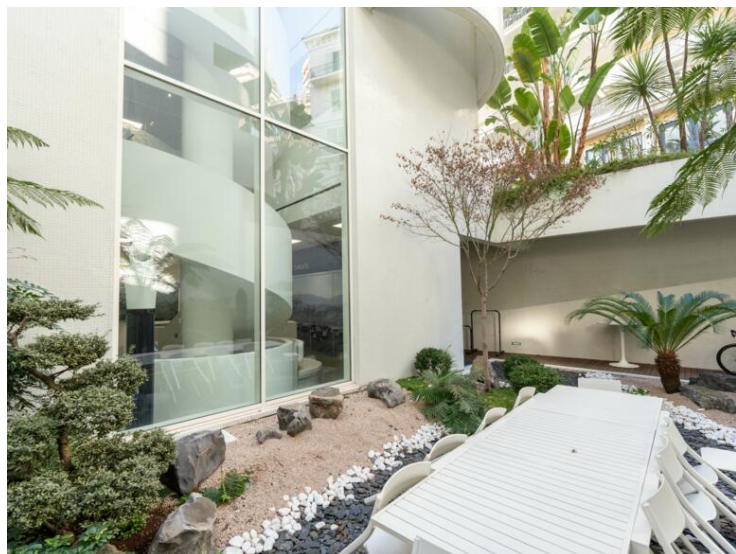
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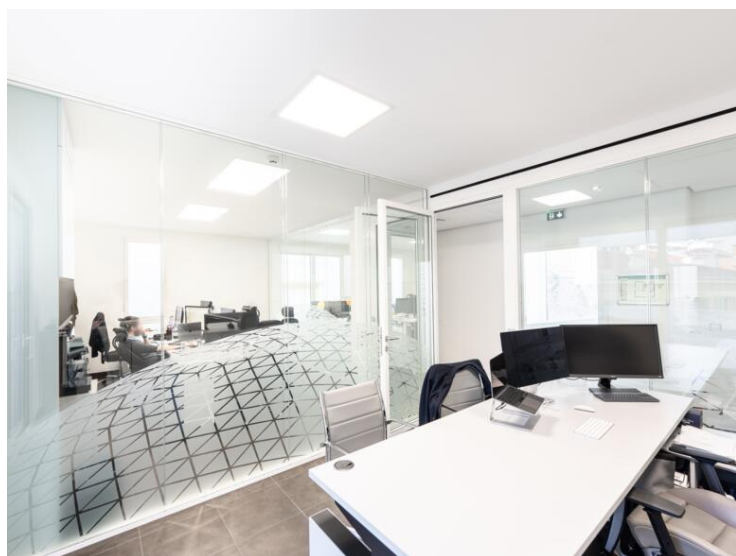
- On the first level: A space dedicated to IT and technical equipment.
- On the second level: A spacious open-plan office, a tea room, restrooms, and an outdoor area blending terraces and a garden. Its overall size is 231 m², of which 183 m² is livable space and 48 m² is terrace.
- On the third level: An open-plan office with terraces and a garden, covering an area of 274 m², with 90 m² of livable space and 184 m² set aside for the outdoors.
- On the fourth floor: An open-plan office complemented by a balcony, totaling 120 m², with 93 m² of living space and 27 m² of terrace.
- On the fifth floor: An open-plan office with a livable area of 86 m².
- On the sixth and top floor: An open-plan office enhanced by balconies, totaling 100 m², including 92 m² of living space and 8 m² of terraces.

The property also comes with two parking spaces.

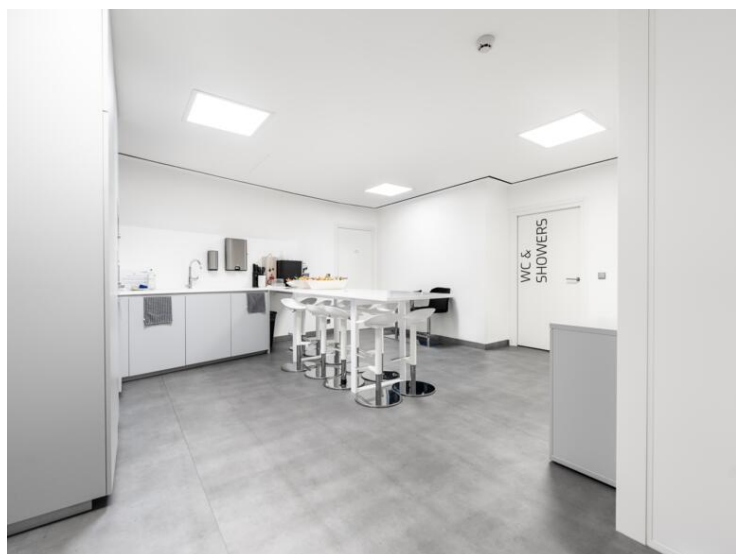
Currently, this villa is rented out for an amount of €30 ,500 per month excluding taxes, with an additional charge of €1,000, until December 14, 2030.

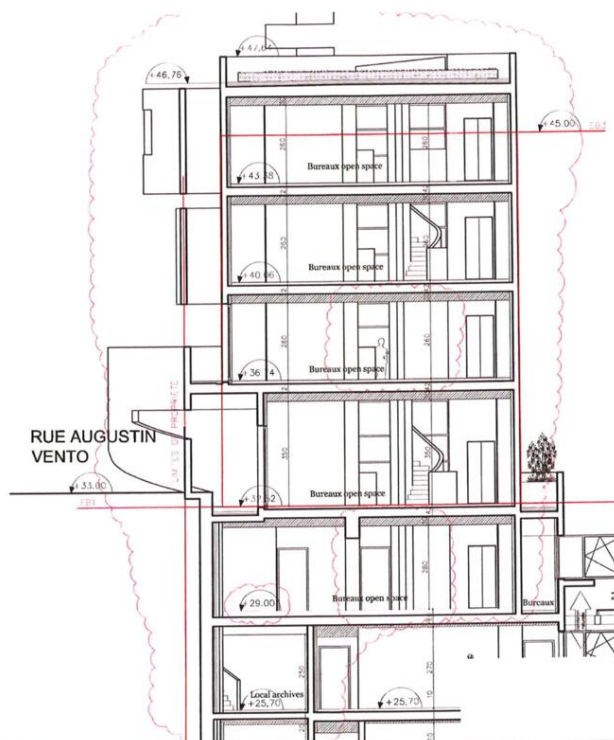








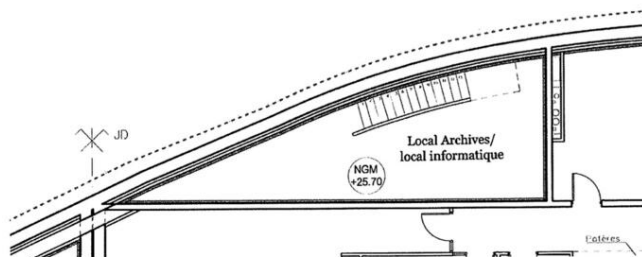




LE STELLA

Bâtiment C - Coupe C-C' - éch: 1/100e

mai 2016 P. 08



LE STELLA ETAGE 1

Bâtiment C -Local Archives - éch: 1/100e

mai 16 P. 01

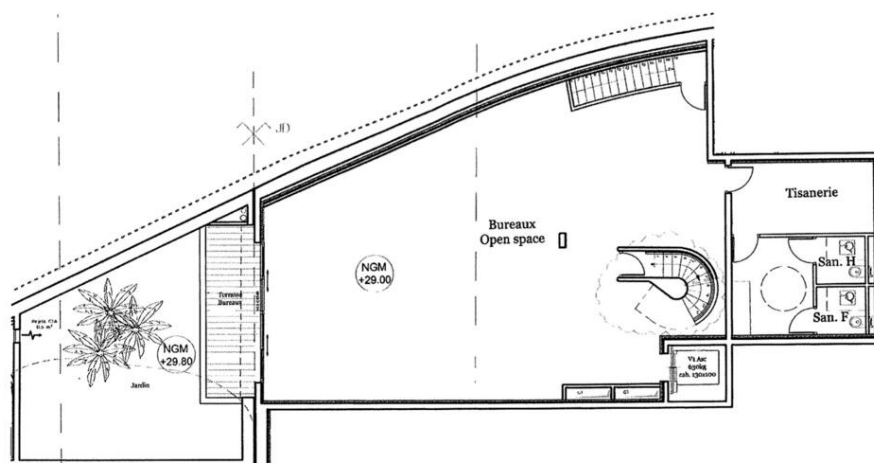


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Page
7/1

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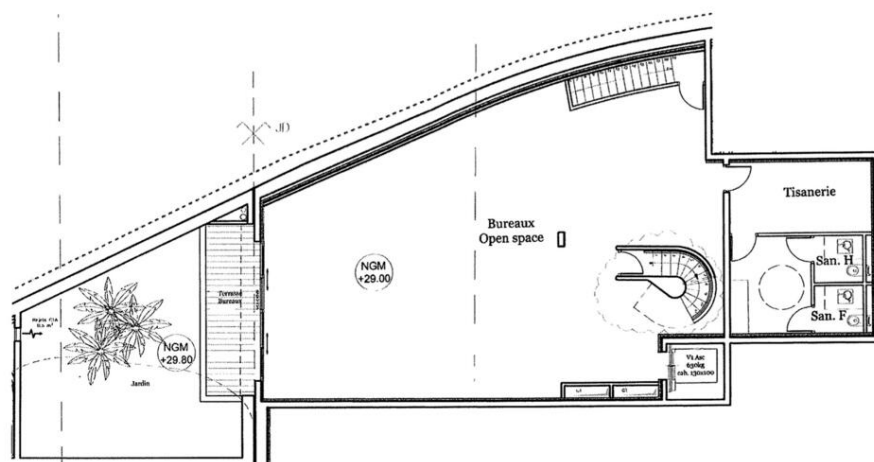
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LE STELLA ETAGE 2

Bâtiment C -Sous sol - éch: 1/100e

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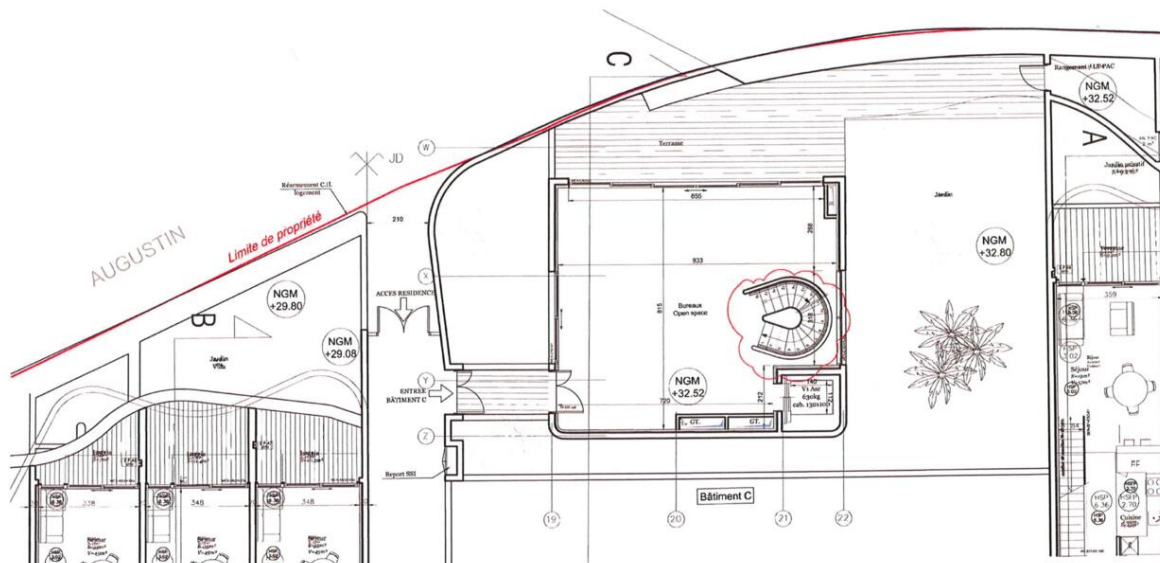


LE STELLA ETAGE 2

Bâtiment C -Sous sol - éch: 1/100e

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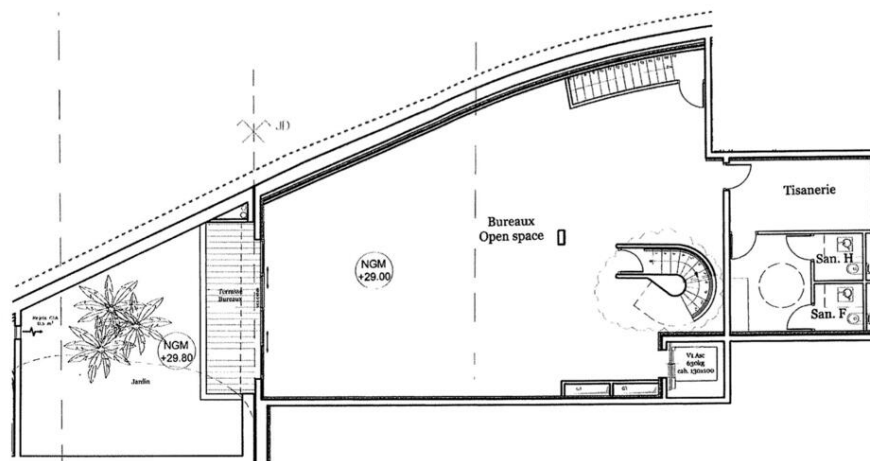




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Bâtiment C -Rez de chaussée - éch: 1/100e

mai 2016 P. 03

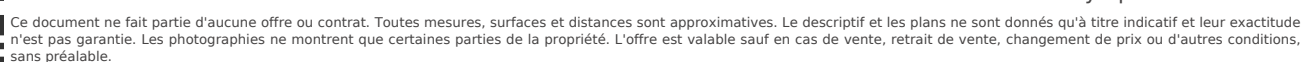


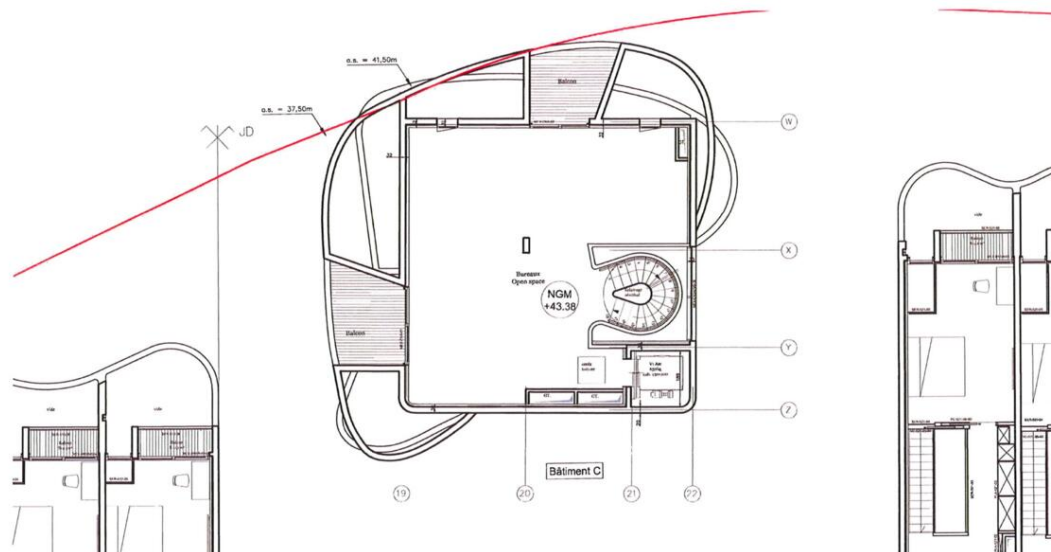
LE STELLA ETAGE 2

Bâtiment C -Sous sol - éch: 1/100e

mai 2016 P. 02



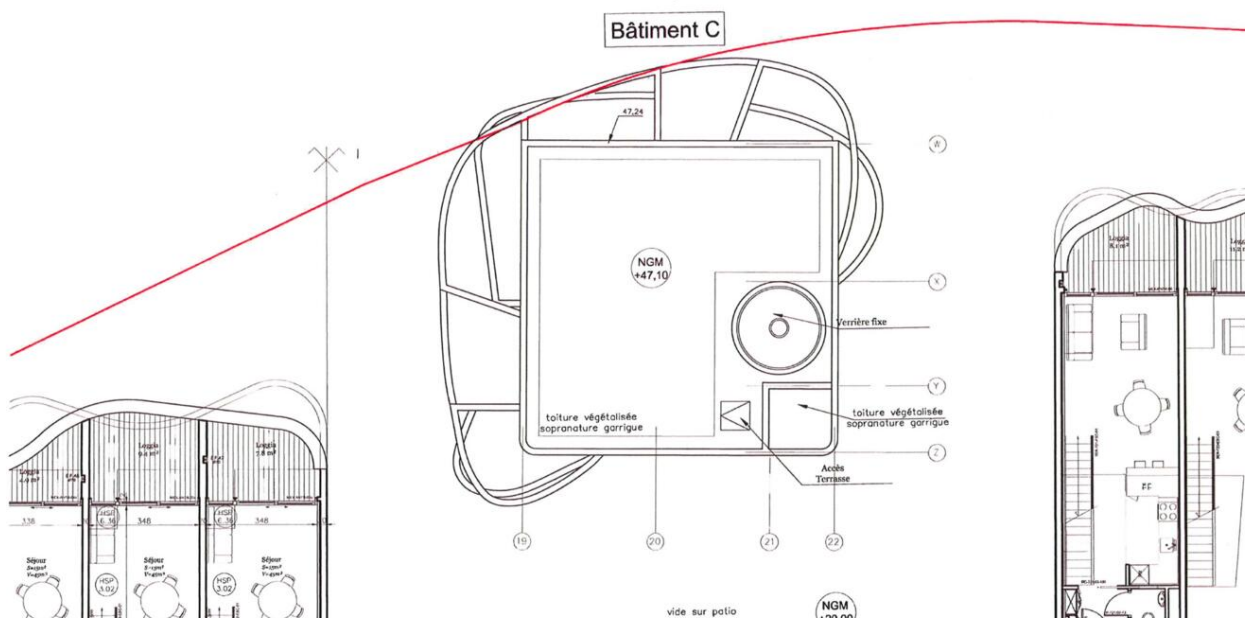




LE STELLA ETAGE 6

Bâtiment C-Etage 3 -éch: 1/100e

mai 2016 P. 06



LE STELLA ETAGE 7

Bâtiment C -Toiture-éch: 1/100e

mai 2016 P. 07

