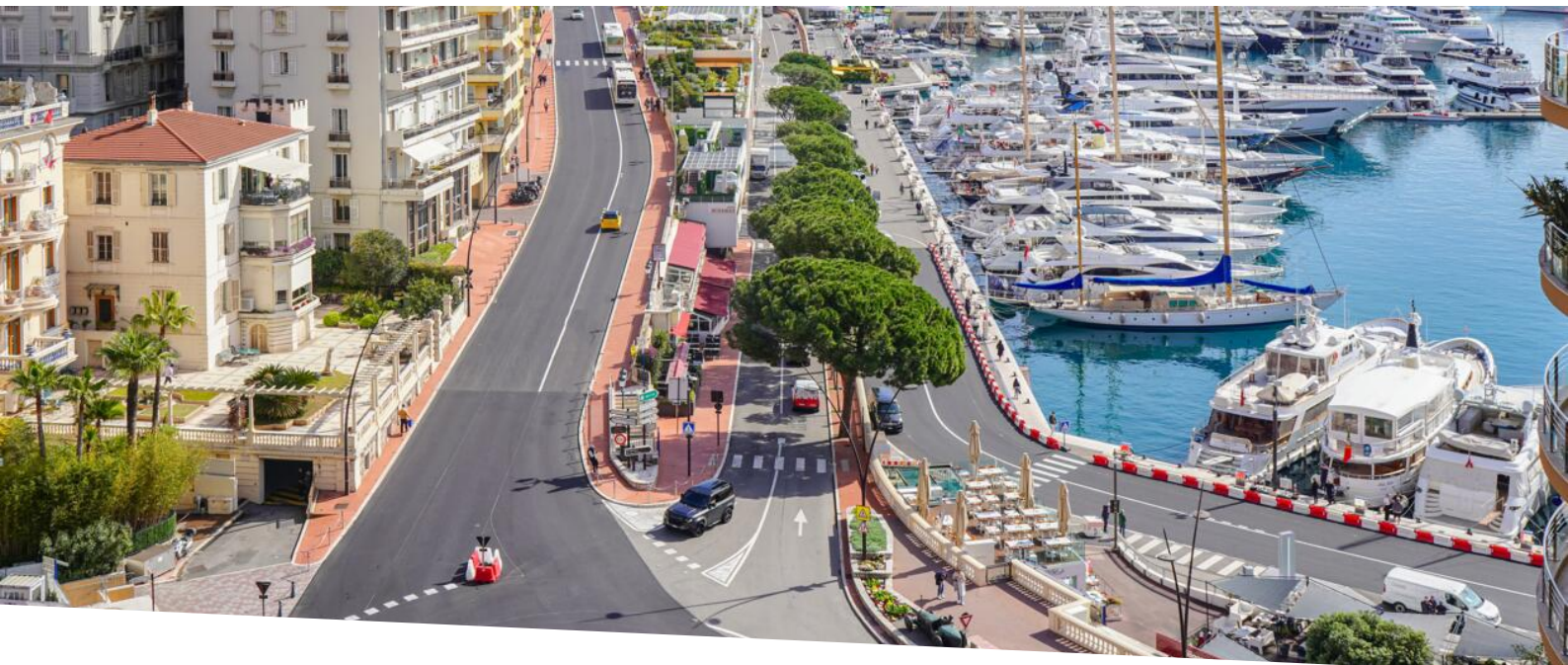




## MONACO HARBOUR - 3-BEDROOM FLAT - SEA & F1 VIEWS

For sale

**Sole agent**

**9 900 000 €**

*Product type*  
**Apartment**

*Num rooms*  
**4 rooms**

*Building*  
**Le Panorama**

*District*  
**Port**

*Living area*  
**137 m²**

*Terrace area*  
**49 m²**

*Total area*  
**186 m²**

*Bedrooms*  
**3**

*Bathrooms*  
**3**

*Annual costs*  
**10 500 €**

*Condition*  
**Very good condition**

*Furnished*  
**Yes**

*Mixed use*  
**Yes**

*Release date*  
**Now**

*Ref.*  
**V1622**

Ideal for a family. Very beautiful flat in perfect condition located on the top floor of a central residence on the seafront, offering a beautiful view of the Formula 1 Grand Prix and the port of Monaco.

Located on the Port of Monaco in the vibrant Condamine district, this elegant 3-bedroom apartment is set in a residence with 24/7 concierge service, close to the Carré d'Or. Ideal for a family, it enjoys a central location in the Principality, just steps from shops, schools, swimming pool, public car parks, and transport links.

The apartment is in excellent condition with a well-designed layout. Its high floor position and dual exposure ensure natural light throughout the day. It comprises an entrance hall, a spacious 45 m² double living room



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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

with open-plan kitchen and a terrace facing the sea, a master bedroom with walk-in wardrobe and en-suite bathroom, two further bedrooms – one with a shower room and the other with a bathroom. Plenty of storage throughout.

2 parkings space available for rent

Observed rental yield in Q1 2025 exceeds 2%. The terrace can also be rented during the Grand Prix.





