



# WOLF & RAVEN

MONACO REAL ESTATE

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## Le Petrel 1 - Modern Elegance in the Heart of Condamine

For sale

4 725 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Le Petrel</b>	<i>District</i> <b>Port</b>
<i>Living area</i> <b>90 m<sup>2</sup></b>	<i>Terrace area</i> <b>5 m<sup>2</sup></b>
<i>Total area</i> <b>95 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Floor</i> <b>1</b>
<i>Condition</i> <b>Renovated</b>	<i>Mixed use</i> <b>Yes</b>
<i>View</i> <b>Vue ville</b>	<i>Release date</i> <b>1/04/2025</b>
<i>Ref.</i> <b>BK_125</b>	

A Refined 3-Room Apartment with Mixed-Use Potential

Located in the Le Petrel residence on Rue Princesse Caroline, Monaco's only pedestrian street, this beautifully renovated 95 sqm apartment offers a unique blend of residential and office use. Just steps from Port Hercules, it boasts a prime location and high-end finishes throughout.

The apartment features a bright living and dining area with an open-plan kitchen, leading to a spacious terrace. It includes two elegant bedrooms, each with an en-suite bathroom and private terrace, ensuring



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privacy and comfort.

With views over Monaco's Rock, Rue Princesse Caroline, and the Formula 1 circuit.

- Currently rented Annual Rental Income: €93,600

