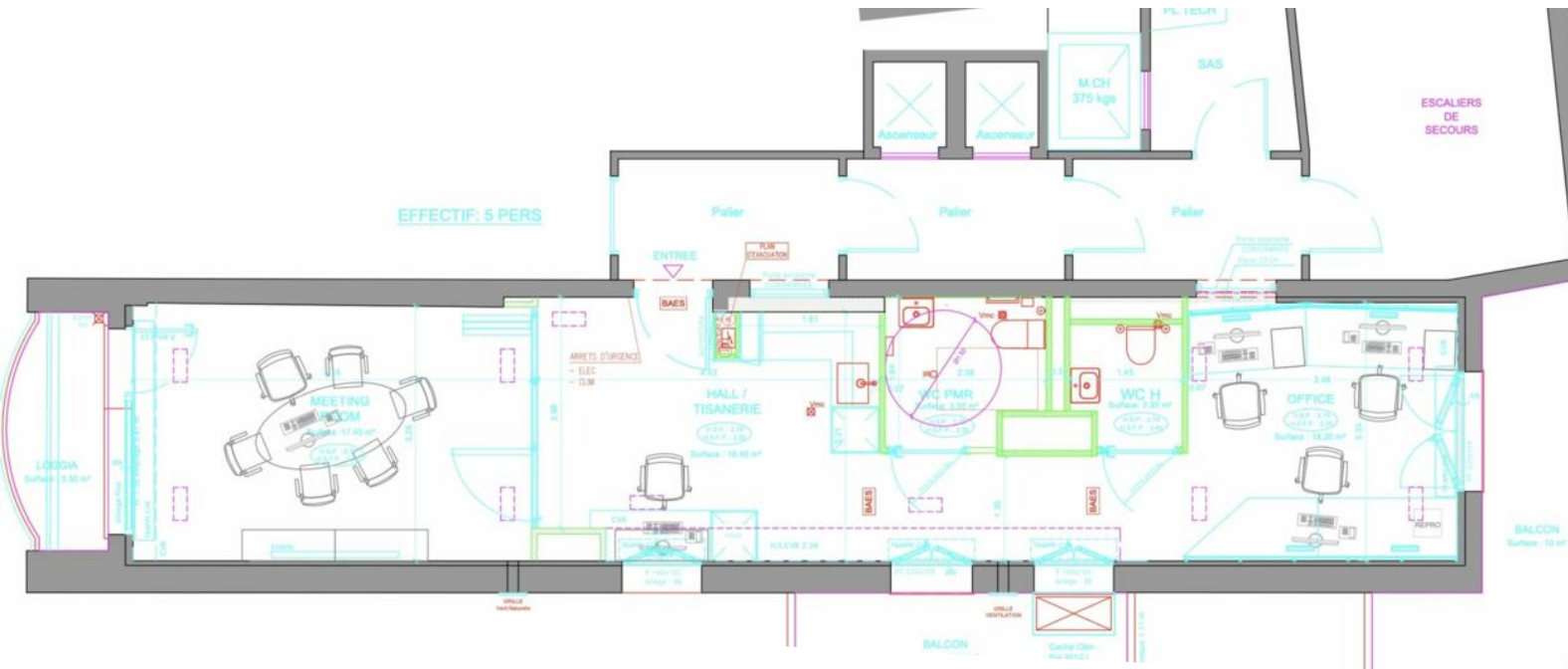




Rare Opportunity on the Monaco Grand Prix Starting Line

For sale 6 500 000 €

Product type Apartment	Num rooms	Building Le Bristol	District Port
Living area 60 m²	Terrace area 17 m²	Total area 77 m²	Parking 1
Cellar 1	Mixed use Yes	Ref. LMP-VMC-BR1	

We are pleased to offer for sale a uniquely positioned apartment located right on the starting line of the Formula 1 Grand Prix, boasting panoramic views over Port Hercule.

This mixed-use property of 77 sqm features three terraces and has the capacity to accommodate around 10 guests during the Grand Prix (+10% for staff).

Currently configured as an office, it includes a reception hall, meeting room, and a workspace with three desks, along with a WC and an accessible restroom (PMR).

Facing East, this property is a fantastic investment for those seeking close proximity to Monaco's finest shops and restaurants while enjoying breathtaking views over the harbor — and a front-row seat to one of the Principality's most iconic events. In excellent condition with air conditioning throughout.

Sold with a parking space and a cellar.



