



Rare - 4-Room Apartment on Port Hercule

For sale

12 000 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms	<i>Building</i> Ermanno Palace	<i>District</i> Port
<i>Living area</i> 125 m²	<i>Terrace area</i> 75 m²	<i>Total area</i> 200 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 2	<i>Parkings</i> 3	<i>Cellar</i> 1	<i>Condition</i> Work required
<i>Mixed use</i> Yes	<i>Ref.</i> LMP-VMC-H01		

Rare opportunity to acquire a 4-room apartment to renovate and restructure, ideally located on the front line of the Port, right at the starting point of the Formula 1 Grand Prix circuit.

This 125 sqm apartment currently comprises a spacious entrance hall, a living and dining room, three bedrooms, a separate kitchen, one bathroom, and one shower room. It features a stunning 75 sqm corner terrace in the Ermanno building, offering an exceptional hosting capacity for the Monaco Grand Prix.

The property is sold with three ideally located parking spaces, a large cellar, a storage room, and an additional cellar of approximately 5 sqm.

No retrocession.

□□ Prime Location Situated along Boulevard Albert 1er in Monte Carlo, Ermanno Palace offers an exceptional vantage point for the Monaco Grand Prix. Its balconies provide panoramic views of the circuit, including key sections such as the start/finish straight, Sainte Dévote corner and Beau Rivage hill.

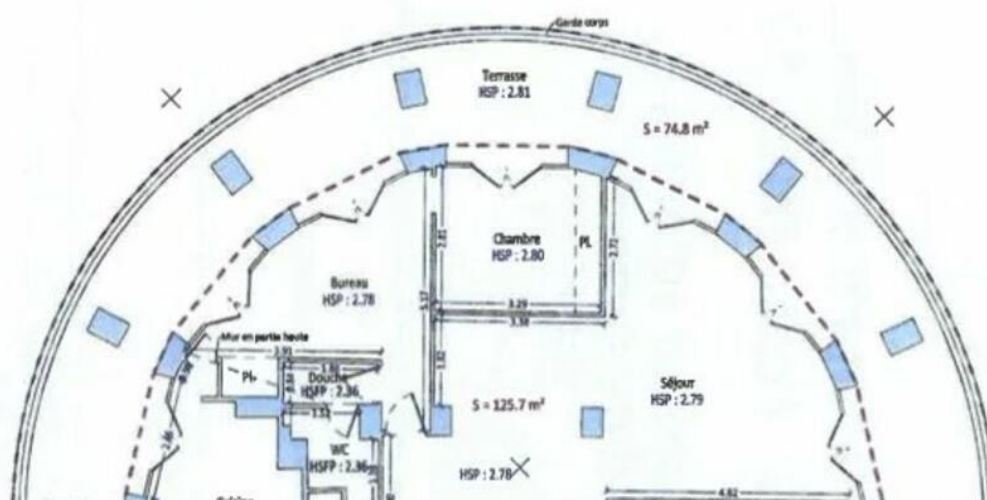


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