



MONACO - LA ROUSSE - LARGE OFFICE SPACE ON THE GROUND FLOOR WITH WINDOW

Professional sale

7 900 000 €

<i>Product type</i> Premises	<i>Num rooms</i>
<i>Building</i> Villa Del Sole	<i>District</i> La Rousse - Saint Roman
<i>Living area</i> 206 m²	<i>Total area</i> 212 m²
<i>Parkings</i> 4	<i>Floor</i> Ground floor
<i>Condition</i> Good condition	<i>Ref.</i> SP-YF-7162436

Located in the sought-after district of La Rousse, in a luxury building, this 212 m² commercial premises benefits from a large window on the façade, offering excellent visibility and a strong potential for attractiveness.

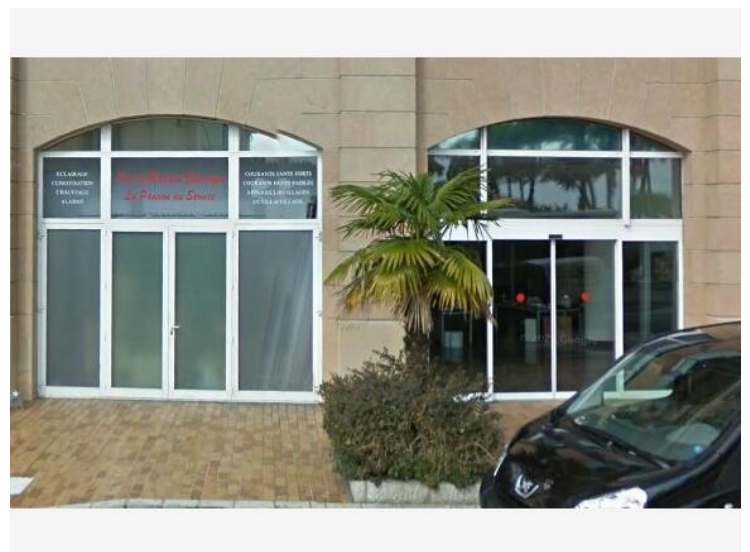
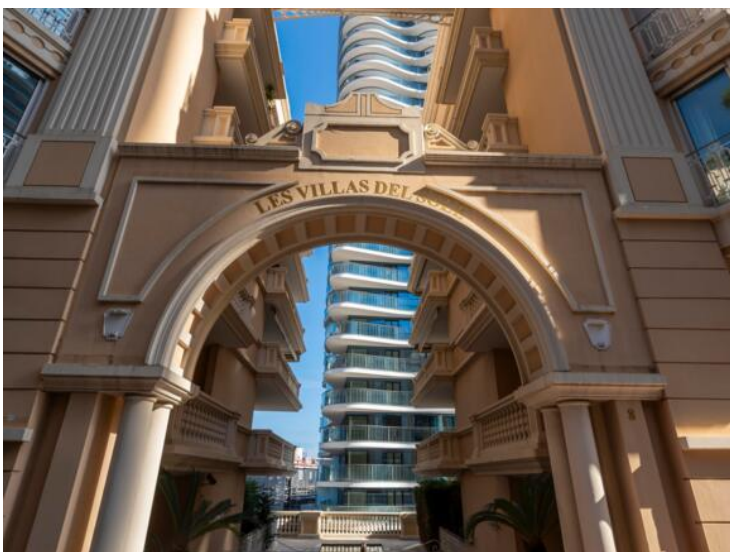
Rare on the market, this property is ideal for a commercial activity or a quality heritage investment.

It consists of a large sales area with high ceilings, a reception office, a kitchen, two archive rooms and men's and women's toilets with shower.

4 underground parking spaces are offered in addition at a price of €300,000 per unit.

Estimated rental return: between 2.5% and 3%.





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