



Under OFFER - For Sale / For Rent

Professional sale

Price on request

<i>Product type</i> Commercial premise	<i>Building</i> Castel Paradou	<i>District</i> La Rouse - Saint Roman	<i>Living area</i> 374 m²
<i>Floor</i> R.C.	<i>Ref.</i> V-C.P		

Located in a beautiful **bourgeois building**, this rare professional space offers **374 m² of surface area**. The property comprises **41 m² of basement**.

Whether you are looking for a strategic address in Monaco or an investment with high potential, this versatile property is a great opportunity.

Available options:

- **Right to lease:** €2,750,000 + €26,000/month + charges
- **Office lease (5 years) or Precarious lease:** €40,000/month + charges
- **Sale of the premises - Free premises:** 16 500 000 €
- **Sale of the premises - Premises occupied:** 13.750 000 €

Key Assets:

- **Flexible rental or purchase formulas** , depending on your strategy



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- **Spacious and modular configuration**, suitable for many professional uses
- **Exploitable subsoil**,.

Contact us today for more information or to schedule a private tour.

Visits: By appointment between 16h and 17h- **48 hours notice required**

