



## Under OFFER - For Sale / For Rent

Professional sale

Price on request

<i>Product type</i> <b>Commercial premise</b>	<i>Building</i> <b>Castel Paradou</b>	<i>District</i> <b>La Rouse - Saint Roman</b>	<i>Living area</i> <b>374 m<sup>2</sup></b>
<i>Floor</i> <b>R.C.</b>	<i>Ref.</i> <b>V-C.P</b>		

Located in a beautiful **bourgeois building**, this rare professional space offers **374 m<sup>2</sup> of surface area**. The property comprises **41 m<sup>2</sup> 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



MonteCarlo-RealEstate.com

- **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**

