



Exceptional Commercial Lease for Sale - Carré d'Or, Monaco

Professional sale Price on request

<i>Product type</i> Transfers of lease rights	<i>Num rooms</i>	<i>Building</i> Le Montaigne B/C	<i>District</i> Carré d'Or
<i>Living area</i> 180 m²	<i>Annual costs</i> 4 668 €	<i>Ref.</i> 86093812	

We are offering for sale a 3/6/9 commercial lease located in the heart of the highly sought-after Carré d'Or, at the corner of the prestigious Le Montaigne residence.

Prime corner location with outstanding visibility: The premises benefits from a rare and strategic corner configuration, featuring three prominent shop windows that ensure maximum exposure:

- 12-meter shop window facing the busy Boulevard des Moulins
- 4-meter shop window overlooking Avenue de la Madone
- Additional display window on the -1, in the Boulevard Princesse Charlotte / Boulevard des Moulins underpass.

This unrivaled positioning on two of Monaco's busiest and most prestigious streets guarantees exceptional visibility and strong commercial appeal.

Permitted Activities under the Current Lease (since 2007): Creation, manufacture, purchase, and retail sale of high-end men's and women's ready-to-wear fashion, accessories, lingerie, beauty products, leather goods, shoes, luxury accessories, and home décor items; Design, manufacture, purchase, and sale of jewelry, and watches.



This is a rare opportunity to establish your brand in one of the Principality's most strategic and luxurious retail locations — ideal for a premium brand seeking optimum visibility and an exceptional commercial environment.

Monthly Rent: euros10,142 (plus recoverable VAT of 20%) Monthly Condominium Charges: euros389 (not subject to VAT) Quarterly Rent All Charges Included: euros37,676.78 (including euros6,084.96 of deductible VAT)

Viewings available upon request.



