



## Business Opportunity: Spacious top-floor office with breathtaking

Professional sale

4 950 000 €

<i>Product type</i> <b>Office</b>	<i>Num rooms</i> <b>+5 rooms</b>	<i>District</i> <b>Fontvieille</b>	<i>City</i> <b>Monaco</b>
<i>Country</i> <b>Monaco</b>	<i>Living area</i> <b>200 m<sup>2</sup></b>	<i>View</i> <b>Unobstructed view</b>	<i>Exposure</i> <b>South</b>
<i>Ref.</i> <b>MC372</b>			

Discover a prime office opportunity in Monaco's prestigious Fontvieille district with this elegant 200m<sup>2</sup> space, located on the top floor of the Le Thalès building.

Currently designed as a spacious single-storey office, providing an inspiring and serene environment for your business. The office features a flexible layout with several rooms, including a reception, workspaces, meeting rooms, and technical or storage rooms, all in very good condition. Modern conveniences such as a kitchen, sanitary facilities and a shower enhance comfort.

The space benefits from abundant natural light thanks to its western exposure. It is possible to convert the space into a duplex to create additional levels of comfort and functionality.

Parking options are available nearby. Ideal office for professional use or an interesting investment in Monaco.

Non contractual document : The description, plans, and areas are only indicative. Agency fees : 3 % + VAT



