



# House & Co.

— Monaco Real Estate —

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## EXCELLENT INVESTMENT – 2-ROOM APARTMENT COMPLETELY RENOVATED IN

For sale

4 400 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>	<i>Building</i> <b>Le Mirabel</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>55 m<sup>2</sup></b>	<i>Terrace area</i> <b>50 m<sup>2</sup></b>	<i>Total area</i> <b>105 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathroom</i> <b>1</b>	<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>New</b>	<i>Ref.</i> <b>82945463</b>

In a very high-end residence, in the heart of the prestigious Carré d'Or, this elegant 2-room apartment has been completely renovated with noble materials and refined finishes.

It consists of an entrance, a modern equipped kitchen, a bright living/dining room opening onto a large terrace of 50 m<sup>2</sup> with Jacuzzi, a bedroom with dressing room, and a bathroom.

The apartment also benefits from access to the Mirabeau residence's swimming pool, a real privilege in this exclusive sector.

A cellar completes this property. Possibility to acquire a parking space additionally.

Excellent rental yield close to 3%, a rare opportunity in one of Monaco's most sought-after districts.



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