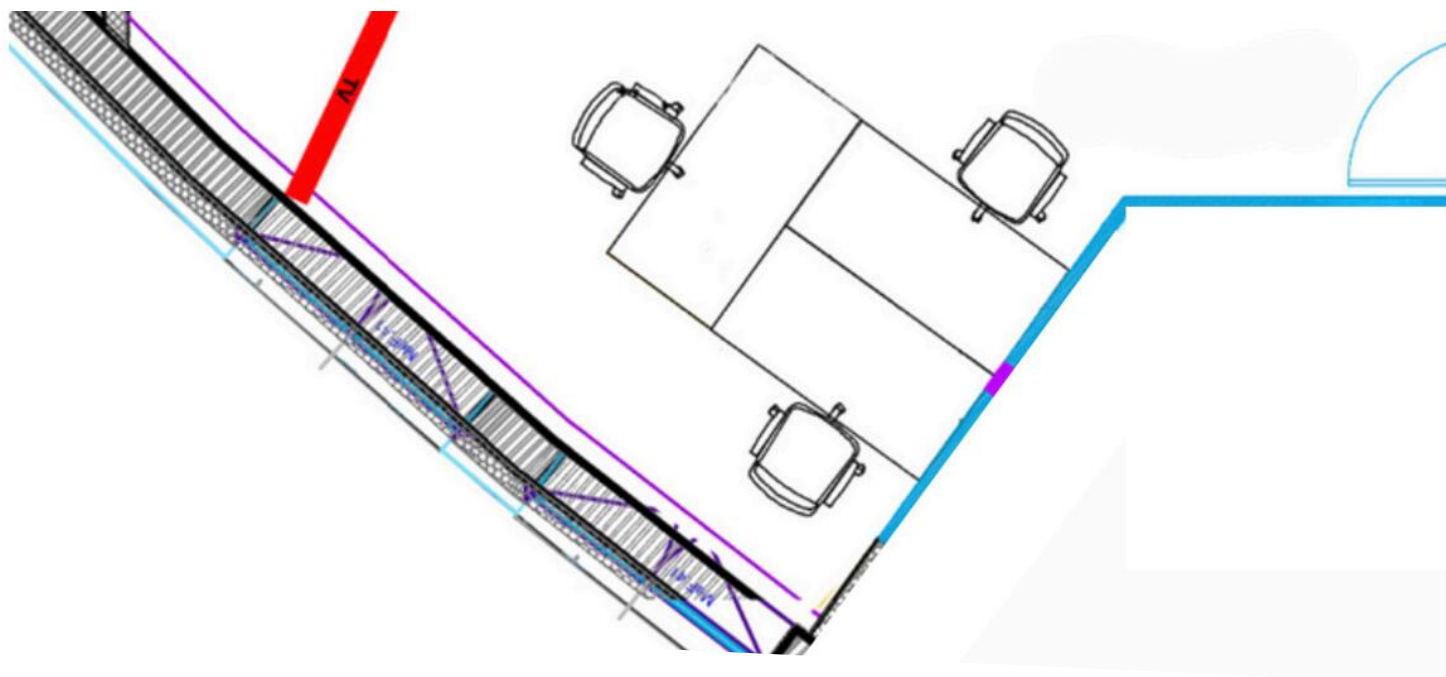




## Three beautiful offices - close to the Monaco Country Club

Professional rental Rent on request

|                                            |                                         |
|--------------------------------------------|-----------------------------------------|
| Product type<br><b>Office</b>              | Num rooms<br><b>Openspace</b>           |
| District<br><b>La Rousse - Saint Roman</b> | City<br><b>Monaco</b>                   |
| Country<br><b>Monaco</b>                   | Condition<br><b>Very good condition</b> |
| Ref.<br><b>MIMBureaux171125</b>            |                                         |

Located on the heights of Monaco, Avenue Saint-Roman offers a quiet professional environment with excellent accessibility to Larvotto and Monte-Carlo.

An area appreciated for its luxury residences, it ensures a prestigious image for offices.

The area benefits from a pleasant, bright setting and close to the main roads and amenities.

Several office spaces are available: 9 m<sup>2</sup> at the price of €2,100 excluding tax with all charges included, 18 m<sup>2</sup> at €3,780 excluding tax and 25 m<sup>2</sup> at €4,950 excluding tax, also including charges.

A parking space can be made available as an option.

The security deposit requested corresponds to three months' rent including VAT.

### Services included:

- Unlimited access to the 3 centers (24/7)
- Reception of mail and parcels (6:00 a.m. to 5:00 p.m. non-stop)
- Physical reception (8:15 a.m. to 5:00 p.m. non-stop)



- Telephone hotline (8:15 a.m. to 8:00 p.m.)
- Meeting room for up to 16 people (Saint-Roman centre) with 80" VIVITEK touch screen
- High-speed fiber internet
- A4/A3 printing service
- Daily cleaning
- Lounge area, herbal tea room, cafeteria and snacks available



